

**MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
CITY OF DOUGLAS, GEORGIA
FEBRUARY 23, 2026**

The Board of Commissioners held a work session on Monday, February 23, 2026, at 6:00 PM in the City Hall Council Chambers. Mayor Tony L. Paulk presided over the meeting, with Mayor Pro Tem Steve Bailey, Commissioners Edwin Taylor, Brenda Moore, Tony Paulk II, Mike Gowen, and Cindy McNeill in attendance.

REVIEWED FEBRUARY 9, 2026, MEETING MINUTES

Mayor Tony Paulk presented the first item, reviewing the Board of Commissioners meeting minutes from February 9, 2026. 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 RATIFYING THE APPROVAL TO APPROVE THE PURCHASE OF THE 2026 F-150 FOR THE POLICE DEPARTMENT

Anthony Folsom, Purchasing Agent, appeared before the Commission to ratify the approval of not exceeding the budget amount from July 28, 2025.

Mr. Folsom stated that the item was initially approved on July 28, 2025, with a \$45,000 budget for the purchase of a used truck. After further review and obtaining three quotes, we have identified a new truck that better meets our needs. The lowest responsible bid was submitted by Akins Ford of Winder, Georgia, totaling \$47,391.00, which is \$2,391.00 over the originally approved budget. We respectfully request approval of the additional \$2,391.00 to proceed with the purchase of the new vehicle. **FUNDING: 100-3291-54.2201.**

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

DISCUSSED THE APPOINTMENT TO THE AIRPORT COMMISSION

Georgia Henderson, Assistant City Manager, appeared before the Commission to seek the appointment of Mr. Michael Boyles for one (1) vacant seat on the Airport Commission.

Mrs. Henderson stated that the Staff properly publicized one (1) vacant seat on the Airport Commission and has received five (5) applications from Mr. Michael Boyles, Mr. Michael Nelson, Mr. Connor Pease, Mr. Christopher Brigmond, and Mr. Oscar Zubizarreta. The term will begin on February 23, 2026, and will end on September 30, 2026.

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

DISCUSSED PERMISSION TO ADVERTISE VACANCY ON KEEP DOUGLAS BEAUTIFUL BOARD

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

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DISCUSSED PERMISSION TO ADVERTISE VACANCY ON KEEP DOUGLAS BEAUTIFUL BOARD-CONTINUE

Mrs. Henderson stated that the Keep Douglas Beautiful board is seeking to fill a vacant seat on the board due to the recent resignation of Mr. Mike Bazell on February 9, 2026. If the advertising period is approved, this item will reappear before the Mayor & Commission on March 9, 2026, for approval of a newly appointed member. The newly appointed member will serve the remainder of Mr. Bazell's term, beginning on March 9, 2026, and ending on December 31, 2028. The Keeping Douglas Beautiful mission is to promote environmental sustainability and to educate the community to act every day to increase safety, reduce litter in our open spaces and waterways, improve recycling efforts, and keep Douglas beautiful.

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

DISCUSS THE ALCOHOLIC BEVERAGE LICENSE FOR CAPSTONE HOTEL GROUP, 1604 PETERSON AVE S.

Georgia Henderson, Community Development Director, appeared before the Commission to conduct a public hearing and approve the issuance of an alcoholic beverage license for Capstone Hotel Group.

Mrs. Henderson stated that the Capstone Hotel Group has applied for an alcoholic beverage license for on-site consumption of beer and wine. Capstone Hotel Group, D.B.A. Hampton Inn - Douglas LLC, will be located at 1604 Peterson Ave S., Douglas, Georgia. Manik Narainsinghani is the owner, and Trevor Carter is the licensee and manager. Capstone Hotel Group, as well as Manik and Trevor, meet all the requirements set forth by state law and city ordinance to receive an alcoholic beverage license. This location had an alcoholic beverage license for 2025 under the previous owners, operating under Hampton Inn. This application is for the new owners who have acquired the business, Hampton Inn, and are rebranding as Hampton Inn - Douglas LLC. Chief Pruette has reviewed and approved this application.

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

DISCUSSED BID AWARD OF EASTSIDE PARK IMPROVEMENTS

Georgia Henderson, Assistant City Manager, appeared before the Commission to authorize the award of construction services to Harper & Company Builders, Inc. as the lowest responsive and responsible bidder for the Land and Water Conservation Fund Eastside Park Rehabilitation Project, enabling the City to proceed with planned park improvements that include recreational facility upgrades, ADA accessibility enhancements, infrastructure improvements, and site rehabilitation in accordance with grant requirements and engineering specifications.

Mrs. Henderson stated that A bid opening for the Land and Water Conservation Fund (LWCF) Grant Project for Eastside Park Rehabilitation was held on February 17, 2026, at 2:00 PM. Statewide Engineering announced that three (3) bids were received from Charles E. Lewis Construction, Harper & Company Builders, Inc., and Demo Chic, LLC. Charles E. Lewis Construction submitted a base bid of \$1,013,734.00 with an additive amount of \$21,640.00, for a

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DISCUSSED BID AWARD OF EASTSIDE PARK IMPROVEMENTS

total of \$1,035,374.00. Harper & Company Builders, Inc., submitted a base bid of \$952,227.00 with an additive amount of \$21,773.00, for a total of \$974,000.00. Demo Chic, LLC submitted a base bid of \$1,378,647.29 with an additive amount of \$19,325.00, for a total of \$1,397,972.29.

Mrs. Henderson also stated that the project scope includes major rehabilitation and enhancement of Eastside Park, including rehabilitation of existing park structures, playground and swing set upgrades, construction of a new tee-ball field and basketball courts, new playground equipment, sidewalks and pathway improvements, drainage improvements, grading and erosion control, installation of a new scoreboard, fencing, dugouts, irrigation, ADA-compliant accessibility upgrades, and related site improvements.

Mrs. Henderson explained the issues during the bidding process. She clarified the required project elements, including temporary fencing, fall protection installation, electrical provisions for dugout and scoreboard operations, revised quantities for ADA handrails, and other technical adjustments to ensure compliance with project standards and site needs. The project engineer and staff reviewed all bids for responsiveness and compliance with bid requirements. Based on review and cost evaluation, Harper & Company Builders, Inc. is the lowest responsive and responsible bidder for the project. The contract includes a 210-calendar-day construction timeline from issuance of the Notice to Proceed. Awarding this contract will allow the City to move forward with implementation of the LWCF-funded improvements, supporting continued investment in public recreation facilities and long-term community development goals.

FUNDING: 223-1000-54.1215 - DNR General - Eastside Park Improvements \$500,000
351-1000-54.1415 - Capital Improvements - Recreation Infrastructure \$474,000

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

DISCUSSED APPROVAL TO CHANGE ORDER #1 FOR THE EASTSIDE PARK PROJECT

Georgia Henderson, Assistant City Manager, appeared before the Commission to seek formal approval of a change order for the Eastside Park Project to modify the baseball field to meet league play standards.

Mrs. Henderson stated that approval of a change order for the Eastside Park Project was needed to modify the baseball field to meet league play standards. The change includes approximately \$170,000 in additional construction costs associated with repositioning the field, installing a retaining wall, grading and fill improvements, and related site work, as well as an extra \$20,400 in engineering services. The modifications are necessary to address existing site slope conditions and meet league-play specifications. **FUNDING:** 351-1000-54.1415

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

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GENERAL COMMENTS (3 MINUTES)

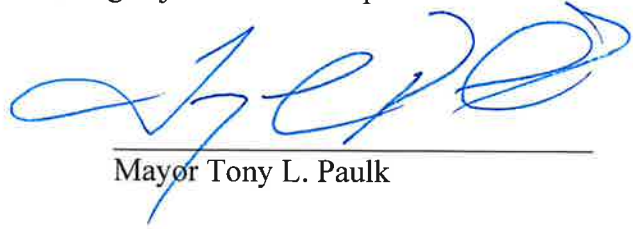
No comment

CITY MANAGER'S UPDATE

No comments

ADJOURNMENT

Without further discussion, the work session meeting adjourned at 6:07 p.m.



Mayor Tony L. Paulk



Wynetta J. Bolder, CMC

