

**MINUTES
WORK SESSION OF THE BOARD OF COMMISSIONERS
CITY OF DOUGLAS, GEORGIA
OCTOBER 28, 2024**

The Board of Commissioners held a work session on Monday, October 28, 2024, at 6:00 PM in the City Hall Council Chambers. Mayor Tony L. Paulk presided over the meeting, with Mayor Pro Tem Mike Gowen and Commissioners Edwin Taylor and Tony Paulk II in attendance. Commissioner Steve Bailey and Cindy McNeill were absent.

REVIEWED AND APPROVAL OF OCTOBER 14, 2024, MEETING MINUTES

The first business item that Charlie Davis, City Manager, presented was to review the minutes from the October 14, 2024, Meeting Minutes, Meeting Minutes (W.S./Reg Minutes) of the Board Commissioners. Mayor Paulk requested that the Commissioners offer any changes so that the City Clerk could correctly record the minutes for historical data.

The Commission's consensus was to move this item forward on the **Consent Agenda**.

DISCUSSED AND APPROVAL TO AWARD SOUTHERN COMMERCIAL SOLUTIONS, LLC FOR THE IMPROVING NEIGHBORHOOD OUTCOMES IN DISPROPORTIONATELY IMPACTED COMMUNITIES HUCKABY PROJECT BID A

Georgia Henderson, the Community Development Director, appeared before the Commission to request approval for awarding the construction contract to Southern Commercial Solutions, LLC for the Huckaby Project #GA-0013734. This project focuses on improving neighborhood outcomes in disproportionately impacted communities and includes enhancements to the ball field fence, dugout, and concrete work.

Mrs. Henderson reported that bids were received and opened on September 24, 2024, for the City of Douglas' Improving Neighborhood Outcomes in Disproportionately Impacted Communities Huckaby Project #GA-0013734. The following bids were submitted:

- Southern Commercial Solutions, LLC: \$918,542.33
- Harper & Company Builders, INC: \$1,041,700.00
- Tri Scrapes, INC: \$1,208,740.80
- Peed Brothers, INC: \$1,341,045.80

After reviewing the bids and considering requirements for grant-related materials and qualifications, it is recommended that the contract be awarded to the lowest responsible bidder, Southern Commercial Solutions, LLC, at a total cost of \$918,542.33.

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

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DISCUSSED AND APPROVAL TO AWARD TO HARPER & COMPANY BUILDERS, INC FOR THE IMPROVING NEIGHBORHOOD OUTCOMES IN DISPROPORTIONATELY IMPACTED COMMUNITIES HUCKABY PROJECT BID B

Georgia Henderson, the Community Development Director, appeared before the Commission to request approval to award Harper & Company Builders, Inc. the construction contract for the Huckaby Project #GA-0013734. This project focuses on improving neighborhood outcomes in disproportionately impacted communities and includes renovations of concessions, the addition of new bathrooms, and various shelter improvements.

Mrs. Henderson reported that bids for the City of Douglas Huckaby Project #GA-0013734 were opened on September 24, 2024. The only bid received was from Harper & Company Builders, Inc., with a total bid amount of \$517,400.00. Lancore Engineering, P.C. reviewed the bid and based on sound engineering practices, deemed the bid price of \$517,400.00 appropriate for the scope of work required. They recommended accepting this bid.

Therefore, after reviewing the bids, confirming compliance with all grant-related requirements, and verifying that Harper & Company Builders, Inc., meets all necessary qualifications, it is recommended that the Commission award the contract to Harper & Company Builders, Inc. for the total amount of \$517,400.00.

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

DISCUSSED THE APPROVAL OF THE REJECTION OF IMPROVING NEIGHBORHOOD OUTCOMES IN DISPROPORTIONATELY IMPACTED COMMUNITIES HUCKABY PROJECT BID C

Georgia Henderson, the Community Development Director, appeared before the Commission to request approval to reject all bids for the Huckaby Project #GA-0013734 concerning improvements to neighborhood outcomes in disproportionately impacted communities. This specific request was for Bid C related to ball field lighting, which needed to be rejected due to technicality.

Mrs. Henderson explained that the bids were received and opened on September 24, 2024, for the City of Douglas's Huckaby Project #GA-0013734 Bid C for ball field lighting. The participating bidders included PSG Energy Services, Trinity Electrical Services, Inc., and YESCO Atlanta. Upon reviewing the bids, a technical issue was identified in the bid package. Therefore, the project must be rebid to ensure compliance and transparency.

The Commission's consensus was to move this item forward on the **Consent Agenda**.

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DISCUSSED THE APPROVAL AWARD TO VORTEX SERVICES, LLC FOR THE IMPROVING NEIGHBORHOOD OUTCOMES IN DISPROPORTIONATELY IMPACTED COMMUNITIES ROUNDTREE PARK PROJECT BID A

Georgia Henderson, the Community Development Director, appeared before the Commission to seek approval for awarding the construction contract to Vortex Services, LLC for the Roundtree Park Project #GA-0013735. This project, focused on improving drainage in disproportionately impacted communities, falls under the Improving Neighborhood Outcomes initiative.

Mrs. Henderson explained that bids were received and opened on October 8, 2024, for the Roundtree Park Project #GA-0013735, Bid A: Drainage Improvements. The following bids were submitted:

- Vortex Services LLC: \$249,975.00
- GCU, LLC: \$288,972.20
- Southeast Pipe Survey, Inc.: \$291,211.00
- SAK Construction, LLC: \$327,674.00
- Insituform Technologies, LLC: \$359,238.32

Based on the review of these bids, which included all required grant-related documentation and qualifications, it is recommended to award the contract to the lowest responsible bidder, Vortex Services LLC, in the amount of \$249,975.00.

The Commission's consensus was to move this item forward on the **Consent Agenda**.

DISCUSS BID RESULTS FOR THE IMPROVING NEIGHBORHOOD OUTCOMES IN DISPROPORTIONATELY IMPACTED COMMUNITIES ROUNDTREE PARK PROJECT BID B

Georgia Henderson, the Community Development Director, presented to the Commission seeking approval to rebid the "Improving Neighborhood Outcomes in Disproportionately Impacted Communities: Roundtree Park Project Bid B." This project includes the construction of a new bathroom, dugouts, playground, and sidewalk improvements.

Mrs. Henderson reported that the bid opening for this project took place on October 8, 2024. Multiple bidders participated, including Play work Playsets, LLC; Plumline Construction, LLC; Tri Scrapes, Inc.; Harper & Company Builders, Inc.; JNB Contracting Services, LLC; and Imperial Construction & Excavating, LLC. However, no bids were received on that date, prompting the recommendation to rebid the project.

The Commission's consensus was to move this item forward on the **Consent Agenda**.

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**DISCUSS FILLING TWO VACANT POSITIONS ON THE KEEP DOUGLAS
BEAUTIFUL BOARD**

This item was removed from the agenda.

GENERAL COMMENTS (3 MINUTES)


No Comments

CITY MANAGER'S UPDATE

Charles W. Davis, the City Manager, appeared before the Commission to provide an update on the recovery efforts following Hurricane Helene. Mr. Davis expressed significant concern regarding the debris pickup process. He indicated that it could take up to two to three years to fully address the removal of debris, tree stumps, and leaning trees.

ADJOURNMENT

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



Mayor Tony L. Paulk



Wynetta J. Bolder, CMC

