

**MINUTES  
MEETING OF THE BOARD OF COMMISSIONERS  
CITY OF DOUGLAS  
JUNE 11, 2012**

**A Regular Meeting of the Board of Commissioners was held on Monday, June 11, 2012 at 7:00 P.M. The meeting was convened in the Council Chambers of City Hall with Mayor James H. Dennis presiding. Mayor Pro Tem Olivia Pearson, Commissioners Ronnie Anderson, Richard Hutchinson, Dennis Josey, and Marty Swain were in attendance. Commissioner Robert Moore was absent due to attending the Electric Cities of Georgia Meeting in Savannah Ga.**

**INVOCATION (COMMISSIONER RONNIE ANDERSON)**

Carl Murray, Electric Department gave the invocation.

**PLEDGE OF ALLEGIANCE**

Darrin Pruitt, Police Department led the Pledge of Allegiance to the Flag.

**MINUTE ADOPTION**

The following minutes were unanimously approved:

**Work Session .....May 24, 2012  
Commission Meeting.....May 24, 2012**

A **MOTION** to approve **(5-0)** the minutes as presented was made by Commissioner Richard Hutchinson, seconded by Commissioner Ronnie Anderson and the Commission unanimously approved the motion.

**SWEARING IN CEREMONY FOR POLICE OFFICERS**

Mayor Dennis performed the Oath of Office Ceremony with the assistance of Police Chief Gary Casteloes, Officer Jack Cliett and Commissioner Richard Hutchinson. Officer Jack Cliett introduced the newest member of the City of Douglas Police Department, Officer Andrew Music and his family members.

**APPROVAL OF THE ORDER OF THE AGENDA**

The Mayor and Commission unanimously approved **(5-0)** to accept the order of the Agenda.

A **MOTION** to approve was made by Commissioner Ronnie Anderson, seconded by Mayor Pro Tem Oliver Pearson.

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**SECOND READING/PUBLIC HEARING-REZONING ORDINANCE**

City Attorney Jerome Adams read the second reading of the ordinance changing the zoning of property located at 603 Lupo Lane. **“AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF DOUGLAS GEORGIA, CHANGING THE ZONING ON CERTAIN PROPERTY IN THE CITY OF DOUGLAS, GEORGIA LOCATED AT 603 LUPO LANE FROM R-M, RESIDENTIAL MIXED TO M-1 (WHOLESALE LIGHT INDUSTRIAL DISTRICT), LAND OF MEDALLION INVESTMENT GROUP, LLC.”** Mr. Adams, City Attorney proceeded to call for a public hearing.

George McIver, who resides at 1605 Spivey Street and operates a business at 1200 Railroad Street, expressed his concern of not having sidewalks on that street. Mr. McIver stated that elderly citizens and children who ride the school bus are standing in the streets. Also he would like to know what would be done about the trucks driving in that area.

Patricia Moore, who resides at 606 Lupo Lane, questioned the Mayor and Commissioner concerning the increase or decrease of the property value. Mrs. Moore was also in agreement with Mr. McIver concerning sidewalks needed in this area.

Shirley Wright, who resides at 1602 Spivey Street, stated that she lives within 400 feet of the property. Ms Wright stated that there are families with small children and she opposes putting more industrial buildings in a residential area. Ms. Wright also stated that there are already areas for industries and she cannot understand why they don't want to take businesses to the Industrial Parks.

Kenneth McLeod co-owner of the properties that exist stated the proposal is to sell it to Mr. and Mrs. Streat. McLeod stated that when he bought the two warehouses that are currently owned by Mr. Streat, and this piece of property which was listed as one plat at that time Mr. McLeod thought the whole property was M-1 Commercial. When Mr. Streat was preparing to purchase the property they were made aware that it was residential. Mr. McLeod explained that as it relates to the sidewalk the length of this property is 185 feet approximately. This is nothing compared to the length of both sides of the Street on Lupo Lane. Mr. McLeod also stated that he understood that because of the Unified Land Development Code ordinances a side walk would need to be placed there.

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**SECOND READING/PUBLIC HEARING-REZONING ORDINANCE-CONTINUED**

Wilbur Street, who resides in Nichols Georgia stated that he purchased the property with the two warehouses to expand his facilities about four years ago. Mr. Streat explained this new warehouse would be a repackaging center employing 12-15 people and he stated that there would not be a lot of semi trucks coming down the road. Mr. Street stated there would be majority other freight line trucks that would pick up the packaging. Mr. Streat explained that the trucks would come in and out from the north side not SR 158.

George McIver stated that he was not aware the Streats were involved and that Mr. Streat has been very cooperative with the community and he has had no problems with him in the Lupo Lane Community. He thought another warehouse was coming in. He requested the city reevaluate this issue and help the citizens by putting sidewalks on the other side of the warehouse not on his side because no one has any business being on the side where the warehouse is located. Mr. McIver believes it would be a good thing in the Lupo Lane area. Mr. McIver stated that personally he does not have problems with Mr. Streat expanding his business. He also apologized for the previous comments.

Terrell Jacobs, City Manager stated that staff is in the process of developing a Sidewalk Master Plan.

Mayor Pro Tem Olivia Pearson stated for the record this is not the first time she has brought up the issues of having sidewalks on Lupo Lane. Mayor Pro Tem Pearson stated that she was told by Dale Batten, Community Development Director that sidewalks could be funded by Transportation Enhancement Funds (TE Funds). Mayor Pro Tem Pearson stated that for 13 years she has been mentioning about Lupo Lane having sidewalks due to fatalities. This area is different than South Gaskin Avenue going to Pinecrest because Gaskin Avenue has more shoulders for people to walk.

Dale Batten stated that TE Projects have to be constructed on public property.

Shirley Wright asked if the city would work in conjunction with Mr. Streat in providing sidewalks on Lupo Lane.

Mr. Jacobs stated that as of right now the city does not have any dollar amount set aside for new construction of sidewalks. Also staff would have to look at Lupo Lane to determine how much right-of-way we own on both sides. Mr. Jacobs stated that staff would work with Mr. Streat to determine the most conducive side of the street to build sidewalks for pedestrians.

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**SECOND READING/PUBLIC HEARING-REZONING ORDINANCE-CONTINUED**

A **MOTION** to postpone the action of rezoning the property until staff gathers more information was made by Mayor Pro Tem Olivia Pearson, seconded by Commissioner Ronnie Anderson. Commissioners Richard Hutchinson and Marty Swain voted **in favor** of the motion. Commissioner Dennis Josey voted **against** the motion. **(4-1)**

Terrell Jacobs, City Manager requested the Mayor and Commissioners clarify what information staff needs to obtain and stated that staff would need time to research this issue and bring it back to Mayor and Commission for consideration.

Mayor Pro Tem Olivia Pearson stated that they would like to know when some financial resources would be available in addition to the \$4,600.00 Mr. Streat would provide. Also Mayor Pro Tem Pearson expressed the importance of having the sidewalks versus not having sidewalks on Lupo Lane.

Commissioner Josey stated that the Mayor and Commission should not hold up a business in our community. The staff could be studying the situation while he is getting his business set-up.

Mayor Pro Tem Pearson stated that the city is not holding him up due to the fact that he does not have the funds for the sidewalks, this will give him time to come up with the funds.

Mr. Streat stated that he needs for the property to be rezoned in order to move forth.

Commissioner Hutchinson stated that the constituents in Ward 1 have been waiting longer for sidewalks.

Mayor Pro Tem Pearson stated that it's not about offending any citizens, but that her position is about safety and since the Gaskin Avenue is wider than Lupo Lane, this would be more feasible for sidewalks to be placed in this area.

After much discussion it was the charge of the staff to bring back information concerning the sidewalk issue at the July 9, 2012 Commission Meeting. If this is favorable, Mr. Streat can inform the city of what he can do and that way a plan would be set forth from a financial and planning stand point.

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**APPROVAL FOR APPOINTMENT OF BOARD OF APPEALS MEMBER**

Randall Parker, Building Inspector, stated that based on Mr. Elton Reese's outstanding attendance and good standing, he recommended Mr. Elton Reese to continue an additional term of service to serve on the Board of Appeals Committee.

Mayor James Dennis with the consensus of the Commission officially reappointed Mr. Elton Reese to continue to serve on the Board of Appeals.

**APPROVAL OF THE LEASE AGREEMENT ON COMMUNITY GOLF COURSE**

Upon recommendation from Roger Johnson, Parks and Recreation Director, the Commission unanimously approved **(5-0)** the new agreement with Mr. Michael Brown for a term of three (3) years beginning July 1, 2012, ending July 1, 2015, and funding of the Community golf course in the City's General Fund under the Parks and Recreation Department for the amount of **\$8,200.00**.

**A MOTION** to approve was made by Commissioner Marty Swain and seconded by Commissioner Richard Hutchinson.

**APPROVAL OF THE FY' 2013 BUDGET**

Upon recommendation from Joyce Taylor, Finance Director, the Commission unanimously approved **(5-0)** to adopt the Resolution approving the FY'13 Budget of **\$61,643,591** as presented to include enterprise fund rate adjustment as presented in the Budget Work Session and being comprised of **\$13, 273,864** General Fund Budget **\$42,072,334** Utilities Fund Budget, **\$6,297,393** other Funds, for a total of **\$61,643,591**.

**A MOTION** to approve was made by Commissioner Marty Swain and seconded by Commissioner Richard Hutchinson.

**APPROVAL OF THE GRAFFITI GRANT APPLICATION**

Upon recommendation from Dale Batten, Community Development Director, the Commission unanimously approved **(5-0)** a resolution authorizing the filing of a Graffiti Hurts Grant application in an amount up to **\$6,100.00** with the Keep America Beautiful, Inc. Organization and authorized Mayor Dennis to execute the necessary documents if the grant is approved.

**A MOTION** to approve was made by Commissioner Ronnie Anderson and seconded by Mayor Pro Tem Olivia Pearson.

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**APPROVAL OF THE CLOSING OF SECTION OF BRYAN STREET DURING BEACH BASH**

Upon recommendation from Dale Batten, Community Development Director, the Commission unanimously approved (**5-0**) the closing of the section of Bryan Street between Madison Avenue and Pearl Avenue on June 19<sup>th</sup> between the hours of 3:00 p.m. until 9:00 p.m. in conjunction with the Annual Beach Bash.

A **MOTION** to approve was made by Commissioner Richard Hutchinson and seconded by Commissioner Ronnie Anderson.

**STAFF COMMENTS**

Georgia Henderson, Central Services Director presented the following announcements:

**CITY POOL OPEN**

- It is getting hotter outside and the Douglas Coffee County Parks and Recreation Department swimming pool is open to the public through Labor Day weekend.
- Open Swim Admission is \$3 and is Monday – Friday from 3:15 p.m. – 5 p.m.
- Family & Individual Swim Pass Time is Monday – Friday from 1:15 p.m. – 3:00 p.m.
- Splash parties are also available on Saturdays and Sundays from 7:00 p.m.-10:00 p.m.
- Daily swim times vary, so call before you make plans to take the kids to the pool this summer! For more information, please call the Parks & Recreation Department at 912-384-5978

**SUMMER BEACH BASH**

- Tuesday, June 19<sup>th</sup>, 4 p.m.-9 p.m.
- Downtown Douglas, Madison Avenue, Grassy Lot Beside City Hall
- Activities include: Three Giant Water Slides, Bouncy House, Kiddie Train, Petting Zoo, Pony Rides, Sand Pit, Food, Music, and More!
- Sponsored by: City of Douglas Main Street, The Eagle 93.5, Coca Cola, and Shine 101.9
- For more information, call 912-384-5161

**COMMIT 2B FIT WALK FOR HEALTH**

- Thursday, June 28<sup>th</sup>, 5:30 p.m.
- Walkers will meet at the Alternative School for a 2.5 mile walk on the Greenway Trail.

**4<sup>th</sup> OF JULY FREEDOM FEST EVENT**

- Wednesday, July 4<sup>th</sup>, at J.C. Adams Municipal Park
- Gates Open at 5 p.m. – Live Entertainment – Food Vendors – Fireworks after Dark.
- Hosted by the Douglas Exchange Club, City of Douglas, local businesses and private supporters.

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**STAFF COMMENTS-CONTINUED**

**SOUTH GEORGIA OUTDOOR EXPO**

- Central Services will be taking registration for vendors for the 2012 South Georgia Outdoor Expo, which will be held on August 24 – 25 at Central Square Complex.
- Wild Game Supper tickets are on sale at Central Square Complex. This event will be on August 23<sup>rd</sup>, 6:30 p.m. at the C. E. Weir Center. The guest speaker will be Mr. Mark Williams, Georgia's D.N.R. Commissioner. Tickets are \$15
- For more information on this event call 383-0277

Terrell Jacobs, City Manager announced that the Fire Department received a report from ISO on the fire protection of our community. The City of Douglas rated a 77. This is a high class three (3) rating. Staff will revisit the report to determine the areas that would help us move up to a class two (2). Mr. Jacobs thanked the Fire/Water and County 911 Departments for their efforts.

Roger Johnson, Recreational and Athletic Department stated that on June 4<sup>th</sup> a swim meet was held with 327 swimmers. At this meet the new timing system was used that was purchased by the Recreation Commission, High School and South Georgia College. The Douglas Swim team won the overall meet. The timing system will be leased to Wayne County. The All Star Baseball team will play in Ware County and the Girls All-Star Team will play in Liberty County.

**GENERAL COMMENTS**

Johnnie Lee Roper Sr. stated that he resides in Ward 1 and his Commissioner is Richard Hutchinson. Mr. Roper expressed concern of 14 and 15 year old children mugging citizens on Mark Hanna and in the South Gaskin Avenue area. Mr. Roper made a plea for parents to watch their children, and keep them indoors or instruct them what to do when they are out in the community.

Mattie Freeman Moore resides on Gaskin Avenue. Mrs. Freeman read a letter from her brother Edward Freeman, Founder and Chief Representative of DERA.

Mrs. Freeman thanked Terrell Jacobs, City Manager for sending someone to her home to examine her roof.

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**MAYOR AND COMMISSION COMMENTS**

Mayor Pro Tem Pearson requested prayer for Debra Gibson, who recently had a stroke and Mrs. Dyal on the death of her daughter.

Commissioner Marty Swain commended Pattie Merritt and staff with organizing the Beach Bash Event that will be held on June 19, 2012.

Mayor James Dennis encouraged citizens that if they see criminal activities to take advantage of the Anonymous Tip Line 912.260.3600.

**ADJOURNMENT**

With no further business to discuss in the Regular Meeting, a motion to adjourn to Executive Session was made by Commissioner Richard Hutchinson and was seconded by Commissioner Dennis Josey. The Commission unanimously approved **(5-0)** to adjourn to the Executive Session.



**EXECUTIVE SESSION**

**LAND ACQUISITION AND PERSONNEL ISSUE**

Terrell Jacobs, City Manager, discussed facility/land acquisition and personnel issues with the Mayor and Commission.

Commissioner Dennis Josey made the **MOTION** to adjourn from Executive Session and to return to the regular meeting, **MOTION** was seconded by Commissioner Marty Swain, and **approved** by all. **(5-0)**

Commissioner Richard Hutchinson made the **MOTION** to reconvene to the regular meeting and the motion was seconded by Commissioner Marty Swain, and **approved** by all. **(5-0)**

A **MOTION** was made by Mayor Pro Tem Olivia Pearson and seconded by Commissioner Richard Hutchinson approving the Workman's Comp claim that was discussed in Executive Session. **Approved by all (5-0)**

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**ADJOURNMENT**

With no further business to discuss, Commissioner Dennis Josey made the motion to adjourn the Regular Meeting. The motion was seconded by Mayor Pro Tem Olivia Pearson. The Commission unanimously approved (**5-0**) at 7:55 p.m.

CITY OF DOUGLAS, GEORGIA

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**James H. Dennis, Mayor**

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**Wynetta J. Bolder, City Clerk**