

Dublin City Hall
June 4, 2026

The regular meeting of the Mayor and Council was held at Dublin City Hall on Thursday, June 4, 2026, at 5:30 p.m.

Mayor Joshua Kight called the meeting to order. Council members Bennie Jones, Tess Godfrey, Sara Kolbie, Brandon Chain, Bill Brown, and Paul Griggs were present. Council member Chris Smith was absent.

The invocation was given by Councilman Bennie Jones, followed by the Pledge of Allegiance.

SPECIAL PRESENTATIONS

1. Service Pins: The following employees have completed 10, 20, or 40 years of service and will be recognized and provided with their service pins: (Mayor Pro Tempore, Bennie Jones will assist).

a. Ten Years:

Josh Powell - January 7, 2016

Steve Mullis - February 26, 2016

Lorie Otten - February 29, 2016

b. Twenty Years:

Ben Cooper - April 3, 2006

Adam Hobbs - May 12, 2006

c. Forty Years:

Tanya Cranford - June 6, 1986

2. Archway Professional Presentation - Valerie Dixon, our local Archway Professional, will present on activities and projects specific to Dublin that students from UGA have worked on. The four main projects are:

a. MLK Jr. Blvd Trail

b. River Access Point

c. Signage and Downtown Alleyway

d. Stormwater Project - Stubbs Park

Approval of May 21, 2026, City Council Meeting Minutes

A motion to approve the minutes was made by Councilman Griggs and seconded by Councilman Jones. The motion was put to a vote and passed unanimously, (6,0)

APPROVAL OF BILLS OVER \$15,000

The Council reviewed the bills over \$15,000, A motion to pay the bills was made by Councilman Griggs and seconded by Councilman

Chain. The motion was put to a vote and passed unanimously,
(6,0)

Date	Amount	Type	Description
06/10/2026	75,880.60	Bank Draft	INTERNAL REVENUE SERVICE
06/10/2026	46,419.79	Bank Draft	INTERNAL REVENUE SERVICE
06/10/2026	23,051.92	Bank Draft	DEPARTMENT OF REVENUE
06/10/2026	17,746.24	Bank Draft	INTERNAL REVENUE SERVICE
06/10/2026	19,260.28	Bank Draft	EMPLOYEE BENEFIT MANAGEMENT SERVICES, LLC
06/10/2026	126,755.13	Check	CITY OF DUBLIN-SELF INSURANCE FUND
06/05/2026	36,548.87	Check	T. LAKE ENVIRONMENTAL DESIGN
06/05/2026	368,869.00	Check	SANSOM EQUIPMENT CO, INC
06/05/2026	22,365.50	Check	LAURENS COUNTY LIBRARY
06/05/2026	98,068.49	Check	GA POWER COMPANY
06/05/2026	20,330.00	Check	FORESITE GROUP, LLC
06/05/2026	51,594.00	Check	DIXIE LAWN AND LANDSCAPING INC.
06/05/2026	34,916.12	Bank Draft	CITY OF DUBLIN-WELLS FARGO CLAIMS ACCOUNT
06/05/2026	19,837.22	Bank Draft	CITY OF DUBLIN-WELLS FARGO CLAIMS ACCOUNT
06/05/2026	18,478.87	Bank Draft	CITY OF DUBLIN-WELLS FARGO CLAIMS ACCOUNT
06/05/2026	19,480.23	Bank Draft	CITY OF DUBLIN-WELLS FARGO CLAIMS ACCOUNT
06/01/2026	168,073.59	Bank Draft	GMEBS-RETIREMENT TRUST FUND
06/01/2026	371,672.86	Bank Draft	CASH TRANSFER
06/01/2026	52,214.47	Bank Draft	STRATEGIC BENEFIT RESOURCES LLC
05/29/2026	46,736.68	Bank Draft	ARTHUR J. GALLAGHER RISK MANAGEMENT
05/29/2026	38,796.55	Bank Draft	GEORGIA ENVIRONMENTAL FACILITIES AUTH.
	1,677,096.41		

APPROVAL OF PUCHASES OVER \$15, 000

a. Ditch Witch Trencher-Dublin Natural Gas

The Natural Gas Department is in need of a replacement trencher, which is one of the main machines they utilize to install gas lines. The purchasing department has secured a quote through the Houston/Galveston Area Council, a regional government cooperative contract, for \$76,459.36 from Earle Kinlaw & Associates, Inc. This was not budgeted, but we have identified savings in other gas fund accounts to cover the expense. This will be capitalized to account #515-117500 (Machinery and Equipment). Staff recommend approval of the purchase.

b. Engine Parts and Rebuild Services for Front End Loader - Sanitation

One of our front loader garbage trucks (commercial dumpster truck) a 2020 Peterbilt Truck requires a new engine. We have determined it will be more cost effective to purchase the parts and have a vendor rebuild the engine for us. Staff recommends purchasing the parts from MHC Kenworth out of McDonough in the amount of \$18,010.62 and the services from Prestige Diesel Maintenance and Repair out of Griffin for

\$10,850. This was not particularly budgeted, but we currently have sufficient funds in those accounts budgeted to cover these expenses. Staff recommend that you approve the purchase. This will be capitalized to Account #540-117500.

c. Camera and Cabling Installation for Purchasing, Shop, and Water Construction/Sanitation Facilities - Multiple Departments

The City Manager explained that we are in need of security cameras in our inventory warehouse, maintenance shop, around our gas pump, and around the new water construction and sanitation facility. The costs associated with these locations total \$23,006.08 and will be distributed accordingly to each department involved. Because there is some volatility with these purchases, staff is requesting authorization up to \$26,000 for this work and to allow for any adjustments (additional cameras) that may be determined to be needed once we confirm coverage of our plans. There are a number of vendors involved in this, and the entire package has been put together by our IT Department and includes 13 cameras. They are:

UniFi Store - for switches and access points (\$1,140)

Alterra Networks - Exacq Professional IP Camera License (Software) (\$2,340 (\$179.44/camera))

A&H Services, LLC - Cabling to connect cameras (\$3,800)

CDW-Government - 10 dome cameras; 2 multi-directional cameras; 1 camera with audio (\$15,726.08).

This was not specifically budgeted but will be allocated and charged to each department's operating budget per the camera placement. The departments involved are Purchasing (100-1517); Maintenance Shop (100-4900); Water Construction (505-4331 / 505-4440); and Sanitation (540-4510). Staff recommend that you approve the purchase.

d. Meter Replacement-Water Department

The meter at YKK is in need of replacement. The cost of the meter is \$23,800 for a 10" meter from Delta Municipal Supply. This needs to be replaced as soon as possible as they are our largest water customer. This was not specifically budgeted, but we have funds for meter replacement available. This purchase will be capitalized to Account #505-117500.

e. Motor Replacement Freightliner-Water Department

Our Unit #804 - a 2012 Freightliner truck the wastewater treatment plant uses to haul sludge from the plant to the landfill is going to have a new engine. Staff has obtained a quote from Prestige Diesel Maintenance and Repair for \$38,910.00 for the engine we need. This was not budgeted, but we will utilize water funds to cover this purchase. It will be capitalized to Account 505-117500. Staff recommend that you approve the purchase.

f. Panel Water Plant-Water Department

A motion to approve made by Councilman Brown and seconded by Councilman Jones. The motion was put to a vote and passed unanimously, (6,0)

DISCUSSION AND ACTION ON RESOLUTION #26-31 TO APPROVE AN AGREEMENT FOR THE DUBLIN-LAURENS COUNTY ARCHWAY PARTNERSHIP WITH LAURENS COUNTY, THE UNIVERSITY SYSTEM OF GEORGIA AND THE OFFICE OF THE VP FOR PUBLIC SERVICE AND OUTREACH

It is time to approve the Archway contract for another year. The contract provides for a \$35,000 contribution from the City to combine with the same amount from Laurens County to support the program. The Economic Development Authority provides office space for the local archway professional at the skyscraper building. As you know Valerie Dixon has been hired as the local Archway Professional, and she has been working with the executive committee and the subgroups assigned to the issues our community has identified. The term of the agreement is for July 1, 2026-June 30, 2027. This will be charged to Account #100-7590-572000 and is budgeted. We've had great success from the Archway program so far, and staff recommend you approve the agreement.

A motion to approve was made by Councilman Jones and seconded by Councilperson Sara Kolbie. The motion was put to a vote and passed unanimously, (6,0)

FIRST READING ON ORDINANCE #26-05 TO REZONE D09F 068 FROM B-2 (Highway Oriented Business) TO R-4 (Multi-Family Residential).

MGVG Living Dublin 2, LLC is applying to re-zone a parcel of land off Woodlawn Drive next to the new apartments they just built close to Hillcrest Drive. They are proposing to construct an additional 52 to 60 apartments on this parcel. The neighboring properties are a mix of R-1, R-4, B-2, and M-1 and a P. The Planning Commission reviewed this request and recommended the council approve it. There is a detailed staff review of this application in your materials that we encourage you to review. This is the first reading of this ordinance, and the second reading and public hearing will be on June

18, 2026 at 12:00 Noon.



**SECOND READING AND PUBLIC HEARING ON ORDINANCE #26-07 TO
APPROVE THE FY' 27 BUDGET**

The budget ordinance is comprised of six sections as followed:

Section 1 adopts and incorporates the FY'27 Budget, which is attached in the materials, into the budget ordinance and establishes the fiscal year as being July 1, 2026 through June 30th, 2027.

Section 2 adopts the income figures and appropriates the expenditures or expenses and uses of cash to the departments named in each fund.

Section 3 adopts the updated personnel classification and compensation schedule, which has been updated based on the general wage adjustment provided by the council in the budget and any other adjustments recommended by the Human Resources Office,

Section 4 sets the criteria for the annual retention incentive,

Section 5 adopts the capital improvement plan, and

Section 6 sets an effective date for the ordinance, which, per City Charter, is at noon on the fifth day after adoption, unless vetoed by the mayor.

The expense budget for FY '27 is \$89,101,101.

Total Revenues budget for FY '27 is \$71,284,915. (includes transfers and total service funds)

Fund balance appropriate for FY '27 is \$17,816,186.

The budget includes continued investment in our city parks, traffic calming, other road improvements, facility renovations, utility infrastructure improvements, and a wage adjustment for personnel. The Budget Ordinance and attachments include the Ordinance, the Budget Worksheet and Budget in Brief showing totals at the department level, the legal level of control, and then the salary schedule for FY'27 and the Capital Improvement

Plan. We also include in your materials, although not a part of the budget ordinance, a detailed by account summary. This is the second reading and public hearing on this ordinance that will require a roll call to vote by council.

The mayor closed the council meeting to open to citizens for comment. There being no comment a motion to approve was made by Councilman Griggs and seconded by Councilman Bill Brown. The motion was put to a vote and passed unanimously, (6,0)

A roll call vote was given by the City Clerk Dorothy Rozier:

Councilman Bill Brown voted, Yes

Councilman Bennie Jones voted, Yes

Council person Tess Godfrey votes, Yes

Council person Sara Kolbie voted, Yes

Councilman Paul Griggs voted, Yes

Councilman Brandon Chain voted, Yes

DISCUSSION AND ACTION ON RESOLUTION #26-32 TO ACCEPT AND APPROVE A PROPOSAL AND CONTRACT TERMS FROM NUTTER & ASSOCIATES FOR THE IMPLEMENTATION OF THE REQUIRED 2027 & 2028 WATER QUALITY MONITORING PURSUANT TO THE CITY'S WATERSHED PROTECTION PLAN

Our Watershed Protection Plan was approved by EPD in previous years and includes a

provision whereby we monitor the quality of the water we are discharging into the

Oconee River and the stormwater runoff of major drainage basins that empty into

the Oconee River. We are required to perform three dry weather, one wet weather,

and two rounds of bacteriological sampling at five monitoring stations on an annual

basis. Annual reporting to EPD is required on the data that is collected for the 2026

year and 2027 year during the term of this agreement (Each are due before June 30th of the following year). A map showing the locations for sampling is shown below. Nutter & Associates has been performing this work since the year 2021 and we have been happy with their services. The cost for these services for 2027 and 2028 is \$86,780.00. These services are budgeted for FY'27 and will be budgeted for FY'28. Staff recommend you approve the Resolution to accept the proposal and contract terms. This will be paid out of account #505-4335-521200 (Professional Services - Water Fund - Sewage Treatment Plant).

A motion to approve was made by Councilman Jones and seconded by Councilperson Sara Kolbie. The motion was put to a vote and passed unanimously, (6,0)

DISCUSSION AND ACTION ON RESOLUTION #26-33 TO APPROVE AGREEMENTS WITH GEORGIA POWER AND TO PURCHASE SERVICES FROM MOYE ELECTRIC FOR UTILITY ADJUSTMENTS ON LAWRENCE STREET

Per the council's request, we have secured a firm price to remove the last power pole on Lawrence Street between Jackson and Madison. This work will involve removing and relocating the current services that are connected to that pole. Moye Electric will be converting the two electrical meters that are served by this pole. There will also need to be some repair work on the wall of 132 West Jackson Street, where one of the meters is located. Moye Electric's portion is estimated to cost \$16,100, plus the unknown cost of any repairs to the wall that will be needed. Georgia Power's cost related to the pole removal is \$23,507.14. Georgia Power's cost associated with installation of two lamp post style lights is \$20,245.45 with an ongoing monthly cost for the service of \$23.93 per light per month. The grand total of all this work is estimated to be \$59,852.59 plus any costs associated with wall repairs and the ongoing monthly cost as described above. This was not budgeted, but there has been additional general fund revenue and other expense savings to offset this cost. This will be paid from GL Account #100-4260-541417 (Infrastructure - Street Lights).

A motion to approve was made by Councilman Jones and seconded by Council person Tess Godfrey. The motion was put to a vote and passed unanimously, (6,0)

DISCUSSION AND ACTION ON RESOLUTION #26-34 TO APPROVE AN ENGAGEMENT LETTER WITH NICHOLS, CAULEY & ASSOCIATES, LLC FOR THE FY' 26 AUDIT

Each year, the city is required to have an annual audit of its financial statements. This letter provides an understanding of the scope of services performed by the audit firm and outlines the various responsibilities of both parties during the audit process. Additionally, the firm will audit the city's compliance over major federal award programs as stated in the letter. Fees are based on the amount of time needed to complete the work, and rates vary based on the auditor's level of responsibility. This service is budgeted in account #100-1560-521200 ("Professional Services"), but the cost estimate of \$66,750.00 is above the \$62,250 budgeted amount for these services. The \$4,500 (\$2,750 for Financial Audit and \$1,750 for Single Audit) more than the budgeted amount will be covered by savings we've recently learned we will experience in our Property and Casualty Insurance Savings on Cyber Coverage. The breakdown of the cost estimate is as follows:

Financial Statement Audit and Assistance Preparing the ACFR-
\$58,250

Single Audit Fee for First Major Program-\$5,250

Single Audit Fee for Each Additional Program (as required) -
\$3,250

A motion to approve was made by Councilman Brown and seconded by Council person Godfrey. The motion was put to a vote and passed unanimously, (6,0)

DISCUSSION AND ACTION ON RESOLUTION #26-35 TO AMEND THE FEE SCHEDULE RELATED TO THE WATER AND SEWER RATES

Based on increasing costs to operate our water system, we are recommending the council approve amending our fee schedule to increase water and sewer base and consumption rates as shown in the chart below. The base rate includes the first 2,000 gallons of water/sewer consumption, increasing by \$1.00 each. Any usage above 2,000 is charged at the consumption rate, which we are also recommending council increase by \$1.00 for both water and sewer. Sewage for residential customers is capped at 20,000 gallons.

The minimal bill on a city residential customer with a ¾" meter will increase from \$25.60 to \$27.60 per month, a \$2.00/month increase. The same residential customer with 9,000 gallons of usage would go from \$97.70/month to \$113.70/month, an increase of \$16.00/month. This would become effective on July 1, 2026. Staff recommend you approve the Resolution to accept these amended changes.

In City Rates	Current		New	
	Base	Consumption	Base	Consumption
Water	\$12.80	\$5.15	\$13.80	\$6.15
Sewer	\$12.80	\$5.15	\$13.80	\$6.15
Out of City Rates	Current		New	
	Base	Consumption	Base	Consumption
Water	\$25.60	\$10.30	\$27.60	\$12.30
Sewer	\$25.60	\$10.30	\$27.60	\$12.30

(Supporting Materials in Packet: Agenda Form; Resolution #26-35; Water Rates Comparison FY '27)

A motion to approve was made by Councilperson Kolbie and seconded by Councilman Chain. The motion was put to a vote and passed unanimously, (6,0)

DISCUSSION AND ACTION ON RESOLUTION #26-36 TO APPROVE A CONTRACT WITH DIXIE LAWN AND LANDSCAPING, INC FOR LANDSCAPING SERVICES FOR NORTHVIEW CEMETERY

We advertised landscape company firms to submit proposals to cut the grass at Northview Cemetery. As you know, we cut the old cemetery and the Cross the Creek Cemetery ourselves. We had budgeted and had been paying New Growth over \$100,000 per year for this service. Dixie Landscaping & Lawn Care, LLC was

by far the lowest cost and highest rated proposer scoring 97.67 by the evaluation committee, with a total annual cost of \$32,000, plus supplemental services as is outlined in your RFP Tab document in your materials. The contract with them will be for one year with the city's option to renew at the proposed prices for up to 4 additional years for a total of a five-year agreement. As you know, Dixie currently provides our landscaping services for all of our parks, and we have not had any complaints regarding their services and have found them doing a good job. Staff recommends you approve the resolution to authorize a contract with Dixie Lawn and Landscaping, Inc. for these services. This will start with our new fiscal year on July 1, 2026. Eleven vendors total submitted proposals, and all are in your materials.

A motion to approve was made by Councilman Griggs and seconded by Council person Godfrey. The motion was put to a vote and passed unanimously, (6,0)

DISCUSSION AND ACTION ON RESOLUTION #26-37 TO APPROVE A CONTRACT FOR WORK DETAIL SERVICES AT RIVERVIEW GOLF COURSE

We requested once again to be included in the Georgia Department of Corrections' work detail contracts and were approved and submitted an agreement for those services. The contract provides for a slight increase over last year, but the increase is nominal. Lester Lombard finds benefit in having the work detail, and the value for labor provided is good for the city. The agreement indicates we will have one guard and up to 10 offenders for the detail, but it is typically 3 or 4 offenders at a time. There is also a credit if they do not come for whatever reason. The annual cost is \$28,481.15, which is slightly above \$27,124.90 from last year. We have more than sufficient funds budgeted for this as we were initially instructed; the cost was going to be over \$50,000. This will be charged to Riverview's Operating Budget - GL Account #560-6131-523850 (Contract Labor). Staff recommend you approve the resolution. The agreement will start on July 1st and coincide with our fiscal year.

A motion to approve was made by Councilman Griggs and seconded by Councilman Brown. The motion was put to a vote and passed unanimously, (6,0)

DISCUSSION AND ACTION ON RESOLUTION 26-38 TO AUTHORIZE FUNDS FOR INFRASTRUCTURE COSTS ASSOCIATED WITH THE HOUSING AUTHORITY RAD CONVERSION PROJECT

As was presented at the last pre-council meeting, we have met many times over the past year with the housing authority and the private developers involved in their RAD conversion project in Vinson Village. To address safety concerns, we requested adjustments to their site layout and that will cause additional

infrastructure costs they were not originally intending to have. They have requested us to provide some funding towards those costs. The resolution in your materials will authorize the city manager to allocate up to \$2,000,000 in funding to go towards the infrastructure costs (road, drainage, water, sewer) in whatever method is determined to be best at the time of the project. They are looking for confirmation of our willingness to support the project financially now as they must finalize the site layout and move to the next step in their process with the Department of Community Affairs. If they don't have a guarantee of our assistance, they will proceed with the site layout as it currently is. The resolution in your materials is meant to be a general confirmation of the city's financial support for the project. It is very broad, because the exact methods we will use to fund this project are not certain at this point.

A motion to approve was made by Councilman Jones and seconded by Councilperson Godfrey. The motion was put to a vote and passed unanimously, (6,0)

DISCUSSION AND ACTION ON BOARD APPOINTMENTS

There were none.

CITIZENS COMMENTS

There were none

STAFF COMMENTS

City Treasurer Blake Daniels: No Comment

City Clerk Dorothy Rozier: No Comment

City Attorney Duke Groover: Absent

Council Comments:

Councilman Bill Brown:

Councilman Brown thanked everyone for attending the meeting and congratulated the city employees who were recognized for their years of service. He expressed appreciation for their dedication and commitment to the city.

Councilman Bennie Jones:

Councilman Jones announced upcoming pre-Juneteenth events at the Downtown Dublin Theatre and thanked the Black History Banner Committee for its work.

He also announced the 2027 Black History Banner honorees: Julie Drigger, Gary Johnson, Mary Thomas, and Tim Chatman, noting that additional details will be shared as plans are finalized.

Council person Tess Godfrey:

No comment

Council person Sara Kolbie:

Councilperson Kolbie expressed appreciation for the ongoing utility undergrounding project on Bellevue Avenue and thanked City staff, including Valerie Dixon and Blake Daniels, for their hard work and dedication.

She also congratulated City employees recognized for their years of service and commended Brenda Smith and the Dublin Housing Authority on the successful RAD conversion project, noting its positive impact on the community.

Councilman Paul Griggs:

Councilman Griggs thanked everyone for their attendance.

Councilman Brandon Chain

Councilman Brandon Chain encouraged residents to remain vigilant during the summer months and to closely monitor their children due to ongoing concerns about violence, emphasizing the importance of preventing involvement or victimization.

City Manager Josh Powell:

City Manager Powell provided an update on traffic impacts related to the roundabout project at the Woodlawn intersection, advising motorists to avoid the area and use alternate routes via Hillcrest and U.S. 441. He also noted upcoming and pilot street closures near the Housing Authority for property related to construction and safety improvements on Mary Street.

Mayor Joshua Kight

The mayor acknowledged concerns about a recent increase in criminal activity, particularly gunshots in neighborhoods, and thanked Council members for their engagement. He reported meetings with Council, the Police Chief, and City staff to coordinate support for law enforcement efforts.

He stated that public safety remains the City's top priority, noting the 2027 budget includes significant funding for police personnel and equipment. He also reported approval of additional police overtime to increase neighborhood patrols and thanked the Laurens County Sheriff's Office and U.S. Marshals Service for their assistance, noting that several suspects are currently in custody as investigations continue.

He then indicated the meeting would adjourn to Executive Session pending a motion.

Councilman Bill Brown made a motion to enter Executive Session for the purpose of discussing litigation/legal matters. The motion was seconded by Councilman Paul Griggs.

The Mayor and Council entered the Executive Session at 6:35 p.m.

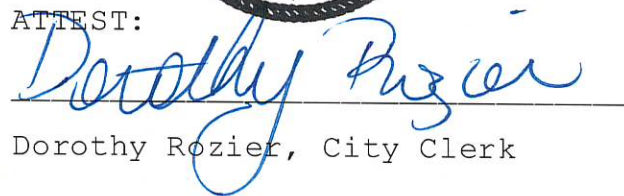
Upon conclusion of the Executive Session, Councilman Bennie Jones made a motion to adjourn, which was seconded by Councilman Bill Brown. Executive Session ended at 6:47 p.m.

Adjournment

There being no further business; the mayor adjourned the Council meeting. 6: 48 p.m.



ATTEST:


Dorothy Rozier, City Clerk



Joshua E. Kight, Mayor