

The regular meeting of the Mayor and Council was held at Dublin City Hall, on Thursday, November 6, 2025, at 5:36 PM.

Mayor Joshua Kight called the meeting to order. Council members Bill Brown, Bennie Jones, Sara Kolbie, Paul Griggs, Chris Smith, and Richard Mascaro were present. The invocation was given by Sara Kolbie followed by the pledge of allegiance to the flag.

APPROVAL OF OCTOBER 16, 2025 CITY COUNCIL MEETING MINUTES

A motion was made by Councilman Paul Griggs and seconded by Councilman Richard Mascaro to approve the October 16th, 2025, City Council Meeting minutes. The motion carried 6/0.

APPROVAL OF BILLS OVER \$15,000

A motion was made by Councilman Paul Griggs and was seconded by Councilman Bennie Jones to approve the following bills. The motion carried 6/0.

CHECK#	DATE	PAYMENT TO	PURCHASE	AMOUNT
DFT0003353	10/29/2025	Internal Revenue Service	Medicare	17,055.54
DFT0003355	10/29/2025	Internal Revenue Service	Federal W/H	46,476.89
DFT0003356	10/29/2025	Internal Revenue Service	Social Security	72,926.92
DFT0003354	10/29/2025	Department of Revenue	State W/H	21,725.76
46667	10/29/2025	City of Dublin-Self Insurance Fund	Self-Insured Health Insurance	110,577.30
46651	10/24/2025	Laurens County SWAMA	Sept 2025 Landfill Fees	43,475.19
MGAGCSHSept	10/21/2025	Municipal Gas Authority of Georgia	MGAG Monthly Payment	600,636.58
MGAGSept25	10/21/2025	Municipal Gas Authority of Georgia	MGAG Monthly Bill-CSH	17,934.87
	10/21/2025	City of Dublin-Wells Fargo Account	City of Dublin-Wells Fargo	22,902.71
	10/20/2025	October Cash Transfer	October Cash Transfer	600,000.00
46606	10/17/2025	Tyler Technologies Inc.	Quarterly Insite Transaction Fees	15,102.00
46597	10/17/2025	Ryland Oil Company	Restock Fuel-Ryland	21,834.42
46573	10/17/2025	Dominy Oil Co. Inc.	Restock Fuel-Ryland	19,793.58
46567	10/17/2025	C.E. Garbutt Construction Co Inc.	Hilburn and Pritchett Park Renov	392,708.63
46576	10/17/2025	Ferguson Enterprises LLC	Material for Hwy 257	15,609.29
46604	10/17/2025	Teen Challenge Southeast Region-Dublin Men's	Litter Pick Up	20,370.00
46572	10/17/2025	Delta Municipal Supply	Stock Order-Meters	68,788.00
	10/15/2025	Ryan Tax Compliance	Ryan Tax Compliance	77,536.25
46536	10/15/2025	City of Dublin-Self Insurance Fund	Self Insured-Health Insurance	100,117.68
DFT0003325	10/15/2025	Internal Revenue Service	Medicare	16,551.06
DFT0003327	10/15/2025	Internal Revenue Service	Federal Withholding Tax	44,600.48
DFT0003328	10/15/2025	Internal Revenue Service	Social Security	70,769.98
DFT0003330	10/15/2025	Georgia Department of Revenue	Sept Sales Paid in Oct	15,976.24
DFT0003326	10/15/2025	Department of Revenue	State W/H	21,190.64
	10/15/2025	City of Dublin-Wells Fargo Account	City of Dublin-Wells Fargo Account	23,552.32
46481	10/10/2025	Downtown Development Authority	Hotel/Motel Sep 2025	19,402.72
46528	10/10/2025	Visit Dublin Ga	Hotel/Motel Sep 2025	38,805.36
46515	10/10/2025	Performing Capital LLC	Excess Funds from Sale 08/05/25 D09A 027	32,430.45
DFT0003297	10/10/2025	Employee Benefit Management Services LLC	EBMS Monthly Bill	17,595.58
46460	10/10/2025	ABS. Inc	Program for Trickling Filters	15,000.00
46487	10/10/2025	Dublin-Laurens Co. Recreation	Hotel/Motel Sep 2025	38,805.36

APPROVAL OF PURCHASES OVER \$15,000

There are two purchases for council consideration:

Cemetery Mapping Services-Public Works

City Manager Josh Powell informed the council that the city solicited proposals for digital mapping and ground penetration of the three cemeteries owned by the city. The current system for cemetery record-keeping is outdated, and this service would digitize information on burials and the plots available for purchase. The only qualified responding provider for this project was Omega Mapping Services. A budget of \$100,000 was provided for this service. Omega Mapping Services quoted all three cemeteries based on acreage at a cost of \$95,952.00. Staff recommended that the council approve this purchase.

Two Massey Ferguson 4710 4wd Cab Tractors-Public Works

City Manager Powell indicated this purchase is for two Massey Ferguson 4710 4WD Cab tractors for the Public Works department to be used for cutting major portions of the city's right of way. The city's current tractors have had mechanical problems making their maintenance impractical. City Manager Powell indicated this purchase was under Statewide Contract Pricing Terms in the amount of \$142,465.04. He further indicated this purchase was not budgeted, but this equipment needs immediate replacement and can be paid for with '24 SPLOST funds.

Councilman Bill Brown made a motion to approve these purchases seconded by Council Member Sara Kolbie. The motion carried 6/0 to approve.

SECOND READING AND PUBLIC HEARING OF ORDINANCE #25-10 TO AMEND APPENDIX A "ZONING" TO PROVIDE COMPREHENSIVE REGULATIONS FOR THE SAFE AND ORDERLY DEVELOPMENT OF RECREATIONAL VEHICLES

City Manager Powell provided the second reading of Ordinance #25-10. Manager Powell indicated the City currently does not have regulations specific to RV parks and here is a need for regulations if recreational vehicle parks are developed and/or annexed into the City. The proposed ordinance would allow RV parks to become an additional use that would require planning and zoning approval within the B-2 (Highway-Oriented Business Zone).

Mayor Kight closed the council meeting and opened a public hearing regarding the ordinance. No public comments were made.

Mayor Kight closed the public hearing and reopened the council meeting for council action.

Council Member Sara Kolbie motioned to postpone this decision to the November 20, 2025 Council Meeting. The motion is seconded by Councilman Paul Griggs. The motion carried 6-0 to approve.

SECOND READING AND PUBLIC HEARING OF ORDINANCE #25-15 TO REZONE PARCELS D16D 024, D16D 23, D16D 021, AND D16D 020 FROM M-1 TO R-1.

City Manager Powell read ordinance #25-15 to rezone four properties located at 500, 502, 504, and 506 South Church Street from M-1 to R-1.

Mayor Kight closed the city council meeting and opens a public hearing for citizen comments.

Jacqueline Denise Jaudon Wright from 501 South Church Street spoke about trash and debris at the corner of 500 South Church Street.

No other citizen appeared for comment.

Mayor Kight closed the public hearing and reopened the council meeting for council action.

Councilman Bennie Jones made a motion to approve the ordinance, which was seconded by Council member Sara Kolbie. The motion carried 6/0 to approve.

SECOND READING AND PUBLIC HEARING OF ORDINANCE #25-16 TO AMEND THE ZONING CODE REGARDING BUFFER ZONES; PARKING LOT REQUIREMENTS FOR CERTAIN DEVELOPMENTS; AND FENCE REQUIREMENTS

City Manager Josh Powell read ordinance #25-16 which would strengthen the buffer zone requirements to provide that the surrounding land uses be taken into account and encourage use of existing vegetation to meet the buffer requirements.

Additionally, the ordinance allows for lower minimum parking spaces required for public housing projects only, but not lower than what DCA requires. The ordinance also provides for permits for fencing to be installed. Any fencing over 42" tall will require a permit and review by the city prior to installation.

Mayor Kight closed the city council meeting and opened a public hearing for public comments.

Jacqueline Jaudon Wright from 501 South Church Street is concerned about established decaying fencing.

Mayor Kight closes the public hearing and reopens the meeting to council for action.

Councilman Bennie Jones made a motion to approve the ordinance and was seconded by Councilman Richard Mascaro. The motion carried 6/0 to approve.

DISCUSSION AND ACTION ON RESOLUTION #25-52 TO ADOPT THE FINAL TAX MILLAGE RATE FOR 2025 TAX YEAR

City Manager Powell read resolution #25-52. The proposed city property tax millage rate for 2025 is computed at the rollback rate of 4.497 mills as compared to the adopted rate of 4.6 mills from the previous year. This has been advertised in the newspaper as required by law. Staff expect revenue from this collection to be approximately \$3.5 million.

Councilman Richard Mascaro made a motion to approve the resolution and was seconded by Councilman Bill Brown. The motion carried 6/0 to approve.

DISCUSSION AND ACTION ON RESOLUTION #25-53 TO ACKNOWLEDGE A MOU WITH DEVELOPMENT AUTHORITY AND YKK AP AMERICA, INC. FOR CAPITAL INVESTMENT

City Manager Powell read resolution #25-53. YKK AP America, Inc. intends to make a \$50 million investment in the current Dublin facility with new equipment over a five-year period and is seeking abatement of taxes. The Development Authority will issue bonds to finance the project, thus making the investment tax free. YKK AP America, Inc. has agreed to make payments in lieu of taxes, negotiating a percentage each year from the \$50 million investments over a five-year period. Mitch Griggs, president of the Development Authority, was present to answer questions for council. Inquiries on Dublin City School's knowledge of this MOU as well as questions on capital investments and industrial revenue bonds are answered by Mr. Griggs.

Councilman Richard Mascaro made a motion to approve the resolution and was seconded by Council member Sara Kolbie with one opposition from Councilman Bennie Jones. The motion carried 5/1 to approve.

DISCUSSION AND ACTION ON RESOLUTION #25-54 TO SHOW SUPPORT FOR THE GEORGIA STATE INCOME TAX CREDIT FOR HISTORIC PROPERTIES PROGRAM

City Manager Powell read resolution #25-54. Glenda Berry, Executive Director of the Dublin Downtown Authority, along with Georgia Historic Trust and Georgia Downtown Association and other DDAs and cities across the state, are requesting state legislators to review the current Income Tax Credit for Historic Properties Program which supports historic rehabilitations. Unless the state legislature acts, this program is set to have no funding available for projects over the next four years. This

resolution is in support of funding the Income Tax Credit for Historic Properties Program as well as to encourage the increase of funding from \$30 million to \$60 million.

Councilman Richard Mascaro made a motion to approve the resolution and was seconded by Councilman Bill Brown. The motion carried 6/0 to approve.

DISCUSSION AND ACTION ON RESOLUTION #25-55 TO AWARD A BID TO REEVES CONSTRUCTION FOR THE 2025 RESURFACING PROJECT

City Manager Powell read resolution #25-55. The 2025 Resurfacing Project is funded by the Local Maintenance and Improvement Grant, requiring a local 10% match, and an additional allocation of the State's Amended FY'25 Budget, requiring no local match. There is a total budget of \$632,640.90 for resurfacing. Nine bids were received, and the lowest bid, submitted by Reeves Construction Company, was for \$587,741.50, including the following streets:

- Johnson Street - From Roosevelt to Decatur
- Palmer Street - From Academy to Telfair
- Dudley Street - From Hwy 257 to Academy
- West Avenue - From Academy to Hester
- Eleanor Street - From Academy to Benton
- Benton Street - From Marion to Eleanor
- Cypress Drive - From Hillside to Cordelia
- Grady Street - From Academy to Telfair
- Cordelia Street - From Pinehurst to Cypress
- Pilot Place - From Airport to Tractor Supply rear driveway
- Five Points Way - From Lawrence to the dead-end.
- E. Moore Street - From Franklin to Decatur
- Hillside Drive - From Claxton Dairy to Greenwood
- Sherwood Drive - From Brookdale to Skyline
- Rutland Street - From Linwood to Magnolia
- Burch Street - From Pine to Rowe
- Highland Avenue - From West to Calhoun
- Hudson Street - From S. Jefferson to Hwy 19

Staff recommend approval for authorization to contract services with Reeves Construction Company for the 2025 Resurfacing Project.

Councilman Bill Brown mentioned additional unused funds from the 2024 Resurfacing Project with Reeves Construction and asked if more streets could be added to the current project. City Manager

Powell stated the 2025 Resurfacing Project may be modified as needed.

Councilman Bill Brown made a motion to approve the resolution and was seconded by Council member Sara Kolbie. The motion carried 6/0 to approve.

DISCUSSION AND ACTION ON DECLARATION OF SURPLUS

The following vehicles, equipment, and items are being submitted to Mayor and Council for surplus declaration:

- 1.) Unit #115 (Police Patrol) - 2013 Chevrolet Tahoe; VIN: 1GNLC2E0XDR218108
- 2.) 1995 Bush Hog 306 Rotary Cutter (Public Works); SN 12-01818
- 3.) Coats 1000 Solid State Wheel Machine (Shop); SN 1205307569
- 4.) Unit #614- 1994 Sullivan D185Q5A Air Compressor (Water Distribution); SN 13257P
- 5.) Lot of Small Landscaping Equipment (Public Works)

The costs of repair and maintenance on these items outweigh their value. Upon declaration, items will be sold on GovDeals or sold for scraps.

Councilman Paul Griggs made a motion to approve the Declaration of Surplus Items and was seconded by Councilman Richard Mascaro. The motion carried 6/0.

CITIZENS COMMENTS

There were no citizen comments.

COUNCIL COMMENTS

City Attorney Groover had no comments.

City Treasurer/Interim City Clerk Daniels had no comments.

Councilman Brown thanks everyone for being here and congratulates those who were victorious in the most recent election, including Council member Sara Kolbie and Council member Tess Godfrey. Also, he is looking forward to serving and working with newly elected Councilman Brandon Chain.

Councilman Jones wanted to thank those in attendance and sends a special thank you to voters for exercising their civic duty. He is looking forward to serving with Council member Sara Kolbie and Council member Tess Godfrey as well as newly elected Councilman Brandon Chain. Councilman Jones reminds citizens about Veterans Day, sends special appreciation to veterans, and reminds everyone to dress warmly next week.

Council Member Godfrey was absent but sent a message via Mayor Kight to thank everyone who voted and that she is looking forward to working with this team.

Council Member Kolbie is glad that this election is over, but she and Council Member Godfrey are excited to continue serving their community. She welcomes newly elected Councilman Brandon Chain. Council Member Kolbie is proud of the work done in the past year and the management of city funds. Also, she is very excited with YKK AP America Inc. for this expansion and \$50 million investments in the local community.

Councilman Griggs thanks everyone in attendance and seconds his fellow council members on congratulations and achievements.

Councilman Smith thanks everyone in attendance, stating that Ward 2 is seeing streets paved. He also reminds the community that SNAP program benefits have stopped, and Paula's Fried Chicken or Lessons Lounge are offering dinners. He also announces an intended absence from the next council meeting.

Councilman Mascaro thanks everyone in attendance and seconds his fellow council members positive contributions. Also, he thanks Mr. Griggs for his insight. Councilman Mascaro is glad the Development Authority is working with YKK and that the City is empowering good for our community. He congratulates Council member Sara Kolbie, Council member Tess Godfrey, and newly elected Councilman Brandon Chain. Although he is leaving, he hopes that the council continues to do the good that has been done within the last four years. He is hoping for new ideas and that Council Members Godfrey and Kolbie continue beating the pavement for local beautification. He is proud to have served and is looking forward to the next four years.

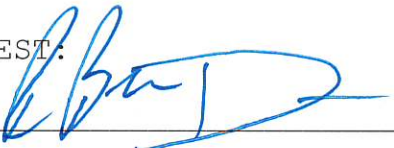
City Manager Powell makes a public announcement that on Tuesday, November 11, 2025, the Riverview Golf Course will be offering free golf to all veterans with Veteran ID card. Also, a final brick laying ceremony will be held for the Madison Street Project, and the road is expected to open shortly thereafter.

Mayor Kight states that he opened the meeting congratulating the new candidates and also wants to thank the candidates who ran but did not get elected. He also reminds these candidates that there are other ways to serve the city. He thanks the current council and is excited for Brandon Chain to join the team. Mayor Kight wants to continue to strive for safe neighborhoods and good jobs.

ADJOURNMENT

There being no further business, Mayor Kight adjourned the council meeting at 6:36pm.


Joshua E. Kight, Mayor

ATTEST: 
R. Blake Daniels, Interim City Clerk

