

Dublin City Hall
September 18, 2025

The regular meeting of the Mayor and Council was held at Dublin City Hall, on Thursday, September 18, 2025 at 12:00 PM.

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

APPROVAL OF THE SEPTEMBER 4, 2025 COUNCIL MEETING MINUTES

A motion was made by Councilman Jones and seconded by Councilwoman Godfrey to approve the minutes. The motion carried 5/0.

APPROVAL OF BILLS OVER \$15,000

A motion was made by Councilman Mascaro and was seconded by Councilman Griggs to approve the following bills. The motion carried 5/0.

| CHECK# | DATE | PAYMENT TO | PURCHASE | AMOUNT |
|----------------|---------|------------------------------------|--------------------------------------|------------------------|
| OneAmericaAUG | 8/28/25 | One America | Life Insurance | 17,157.50 |
| RetirementAUG | 8/28/25 | GMEBS-Retirement Trust Fund | August 2025 Admin Fees | 168,073.59 |
| 45955 | 8/29/25 | C.E. Garbutt Construction Co. | Design Fee Hillburn/Prickett Parks | 42,000.00 |
| 45959 | 8/26/25 | Delta Municipal Supply Co. | Neptune Water Meters | 205,920.00 |
| DFT0003200 | 9/02/25 | Strategic Benefit Resources LLC | Insurance | 56,082.13 |
| 46001 | 9/03/25 | City of Dublin-Self Insurance Fund | Payroll Payables | 96,917.92 |
| DFT0003214 | 9/03/25 | Internal Revenue Service | Payroll Payables | 69,265.22 |
| DFT0003213 | 9/03/25 | Internal Revenue Service | Payroll Payables | 41,742.34 |
| DFT0003211 | 9/03/25 | Internal Revenue Service | Payroll Payables | 16,199.06 |
| DFT0003212 | 9/03/25 | Department of Revenue | Payroll Payables | 20,376.96 |
| 46061 | 9/04/25 | T. Lake Environmental Design | Landscaping Service | 18,274.43 |
| 46043 | 9/04/25 | Laurens County Library | Annual Appropriation | 22,376.96 |
| 46022 | 9/04/25 | Dixie Lawn and Landscaping Inc. | Landscaping and Lawncare for Parks | 25,002.00 |
| 46056 | 9/04/25 | RPI Underground, Inc. | Dublin Industrial Sewer Imp. & Rehab | 484,492.66 |
| 46007 | 9/04/25 | ABS, Inc. | Program for Trickling Filters | 15,000.00 |
| OneAmericaSept | 9/09/25 | One America | Life Insurance | 17,019.93 |
| 46067 | 9/09/25 | Greenstate Title & Escrow, LLC | HUDS for Woodlawn Closing | 95,728.50 |
| Total: | | | | \$ 1,411,617.74 |

APPROVAL OF PURCHASES OVER \$15,000

There was one purchases for council consideration:

Water Construction Supplies - Water Department the purchase was for the pipe and materials needed by the water construction department to restock items and parts that were used to repair a water line break that occurred on Highway 257. The quote was from Ferguson Waterworks out of Macon in the amount of \$15,613.36 and includes materials relative to the 16" water line on Hwy 257. This will be expensed to Account #505-4440-531100. Staff's recommendation was for council to approve the purchase of these materials from Ferguson Waterworks. Councilman Griggs made a

motion to approve the purchase seconded by Councilwoman Kolbie. The motion carried 5/0 to approve.

FIRST READING OF ORDINANCE #25-14 TO AMEND SECTION 10-40 OF THE FIRE PROTECTION CODE.

City Manager Powell read ordinance #25-14 to amend the Code of Ordinance of the City of Dublin by deleting Section 10-40 of Article III of Chapter 10 Entitled "Rules and Regulations for Commercial Buildings" in its entirety and inserting a New Section 10-40 entitled "Rules and Regulations for Commercial Buildings" in lieu thereof to update the Code Section. Staff has been working with the State Fire Marshal's Office regarding alternative requirements for fire life safety provisions that are allowable under State Law, but not currently allowed within our codes, for existing buildings. This is particularly relevant to historical buildings along the Bellevue Avenue corridor where there is a desire to have adequate fire life safety measures in place without impacting this historic significance of the building. State law allows for alternative minimum requirements for existing buildings that staff is recommending that council adopt and incorporate in our fire protection code found in Chapter 10 of our Code of Ordinances. For these provisions to be possible in Dublin, we have to adopt this article. Some of the alternative areas that are included relate to the number of required exits, distances to exits, exterior stairways, and protection of openings in exterior walls. The details of those can be reviewed in the state law provisions that are included in your materials. Mayor Kight announced that this is the first reading and the second reading and public hearing will be at the October 2nd council meeting.

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 VEHICLE PARKS

City Manager Powell read ordinance #25-10 to amend the Code of Ordinances of the City of Dublin, by amending Appendix A "Zoning" to provide comprehensive regulations for the safe and orderly development of recreational vehicle parks in the City of Dublin. The city currently doesn't have regulations specific to RV parks, nor does our zoning code have an appropriate option for them from a zoning classification standpoint. Staff has been approached by a couple of RV developments over the past few years, and staff recommendation is for council to consider adopting regulations to allow for them in the B-2 (Highway-Oriented Business) Zoning District as a conditional use, meaning it would have to go through the Board of Zoning Appeals to approve the use for the area. In addition, the ordinance in your materials will define what a recreational vehicle park is, and give specific regulations concerning access, use of the spaces, site conditions, and utilities, among other use requirements. Mayor Kight closed the public hearing and reopened the council meeting. No citizens spoke in favor or opposition of the ordinance. Councilman Jones made a motion to postpone to the October 16, 2025 council meeting for the public to provide additional feedback and understanding and seconded by Councilman Mascaro. City Treasurer Daniels called the roll for a vote. The motion carried 5/0 to postpone to the October 16, 2025 council meeting.

SECOND READING AND PUBLIC HEARING OF ORDINANCE #25-11 TO AMEND
THE FY' 25 BUDGET

City Manager Powell read ordinance #25-11 to amend the budget for the fiscal year ending June 30, 2025. This budget amendment's sole purpose is to ensure we comply with state law, which applies only to the governmental funds (General, Special Revenue, and Capital Projects) and proprietary funds are included for management purposes only. This is not a final reflection of the financial performance for FY'25 as staff continues to work through the year-end close process internally. Mayor Kight closed the council meeting and opened the public hearing. No citizens spoke in favor or opposition of the ordinance. Mayor Kight closed the public hearing and reopened the council meeting. Councilman Griggs made a motion to approve the ordinance and seconded by Councilman Jones. City Treasurer Daniels called the roll for a vote. The motion carried 5/0 to approve.

SECOND READING AND PUBLIC HEARING OF ORDINANCE #25-12 TO AMEND
THE CODE OF ORDINANCES RELATED TO FEES TO AUTHORIZE FEES TO BE
ESTABLISHED BY RESOLUTION

City Manager Powell read ordinance #25-12 to establish authority to create a fee schedule by resolution for the City of Dublin. The purpose of the ordinance is to take out any reference to a specific fee and add language in that particular section to refer to a resolution adopted by the council to find the fee. The law department has worked diligently to go through every section of our ordinance to identify all fees and work with each department of the city to ensure the language is updated accurately. This ordinance, if adopted, would need to also coincide with council adopting a resolution to adopt the fees of the city, which will be presented at the next council meeting in conjunction with the second reading and public hearing of this ordinance. Mayor Kight closed the council meeting and opened the public hearing. No citizens spoke in favor or opposition of the ordinance. Mayor Kight closed the public hearing and reopened the council meeting. Councilman Griggs made a motion to approve the ordinance and seconded by Councilman Mascaro. City Treasurer Daniels called the roll for a vote. The motion carried 5/0 to approve.

SECOND READING AND PUBLIC HEARING OF ORDINANCE #25-13 TO REPEAL
AND REPLACE CHAPTER 15 OF THE CITY CODE WITH A NEW PARKS,
RECREATION, AND PUBLIC SPACES ORDINANCE

City Manager Powell read ordinance #25-13 to repeal Chapter 15 "Parks and Recreation"; to provide for a new Chapter 15 titled "Parks, Recreation, and Public Spaces". The ordinance repeals the existing Parks and Recreation Chapter of our code (which was relevant when the city was running its own recreation programming) and will provide for new regulations on the use of city parks, provide for special event permitting, and other use permitting. The fees for all permits will be established by mayor and council through resolution. The ordinance will also provide that Riverview Golf and Emery Thomas Auditorium will be run under such rules and procedures as established by the City Manager. Violation of any park rule is a misdemeanor offense. The framework for issuance of permits is through the city manager's office and the applicant may appeal a denial of a

permit to the personnel committee of council. Mayor Kight closed the council meeting and opened the public hearing. No citizens spoke in favor or opposition of the ordinance. Councilman Jones made a motion to postpone during to corrections needing to be made in the wording of the ordinance and seconded by Councilman Mascaro, by a show of hands the motion failed. Council members Godrey, Kolbie, Griggs, and Mascaro not in favor of postponing and Councilman Jones in favor. For clarification to ordinance will be corrected to read that if denied use the decision will come before the entire council not the personnel committee of council. Mayor Kight closed the public hearing and reopened the council meeting. Councilman Griggs made a motion to approve the ordinance based on the verbal changes and seconded by Councilman Mascaro. City Treasurer Daniels called the roll for a vote. The motion carried 4/1 to approve with Councilman Bennie Jones in opposition.

DISCUSSION AND ACTION ON RESOLUTION #25-45 TO ADOPT AND ESTABLISH FEES FOR THE CITY OF DUBLIN.

City Manager Powell read resolution #25-45 adopting and establishing a schedule of fees for the City of Dublin. This resolution is a comprehensive establishment of all fees that were previously in the code. The modifications/additions being made to the fees include the addition of park and special event related fees; building permit fees; and authorizes the office of the city manager to establish fees related to Riverview Golf Course and the Emery Thomas Auditorium (which is what we are currently doing). Other modifications are shown and highlighted in green in the resolution exhibit "A". These are minor changes that are either putting in writing the fees we've been charging through the years or adjusting fees that need updating. The ones that are listed as "as determined by City Manager" are for those fees that may need to be determined based on the particular situation. Councilman Jones expressed his concern of "as determined by the City Manager" even through City Manager Powell may bring it council if another manager is here in the future they may not because of how the code reads. Councilwoman Kolbie made a motion to approve the resolution and seconded by Councilman Mascaro. The motion carried 4/1 to approve with Councilman Bennie Jones in opposition.

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 #400: 2011 Ford F-150 Pick Up Truck - Solid Waste
VIN: 1FTMF1CM3BKE04745
- 2.) Unit #405: 2011 Peterbilt 320 Garbage Truck - Solid Waste
VIN: 3BPZL00X6BF122930
- 3.) Unit #605: 1999 Ford F-800 Dump Truck - Water Distribution
VIN: 3FEXF8010XMA12622
- 4.) Lot of Time Clocks

5.) Miscellaneous Items such as wiper blades, tarp rope, tape tar, meter swivel set, and various size clamps.

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 Jones made a motion to approve the items for surplus and seconded by Councilman Griggs. The motion carried 5/0 to approve.

DISCUSSION AND ACTION ON BOARD APPOINTMENTS

Mayor Kight appointed Benjamin G. Cochran, II to the City of Dublin and County of Laurens Development Authority. This appointment is to replace Fred Williams' seat, whose term expired on June 30th, 2025, and this term will run for four years until June 30, 2029. Councilman Griggs made a motion to approve the appointment and seconded by Councilman Mascaro. The motion carried 5/0. Mayor Kight also announced that Joint Appointment Guy Cochran will resigning at the next Development Authority meeting and that the city and county will work together on filing this joint appointment position.

CITIZEN COMMENTS

Jaqueline Wright spoke with council about cleanliness of the yards in Dublin and how we need to work together to help everyone out.

John Hall spoke with council about the Madison Street Project and expressed the concern of the business owners on Madison Street and the timeline of the project, he asked about the original cost estimates for the project, also asked about the contractor that was selected at the beginning of the project and now, and does the city plan on giving any type of compensation to the business owners on Madison Street?

Jonthan Guyton requested information from the Police Department about an accident that happened on the 16th, City Manager Powell expressed that the Police Chief was at a conference and would be in contact with him as soon as he returned.

COUNCIL COMMENTS

City Attorney Groover had no comments.

City Treasurer Daniels had no comments.

Councilman Jones thanked everyone for coming. In a political environment you have to agree to disagree but it should not result in violence. No place for politics in church and education. You should never be scared to have hard conversations. "We need leaders not in love with money but in love with justice. Not in love with publicity but in love with humanity." Dr. Martin Luther King Jr.

Councilwoman Godfrey reminded everyone about Sonny D. Wilkes Ministry event for First Responders and Officers on Saturday, September 20, 2025. National Cleanup Day, submit pictures with KDLB, and also Rock the Block in preparation for the ribbon cutting on October 2nd.

Councilwoman Kolbie excited to see everyone present as the city continues to grow and prosper. We want to ensure that our citizens and those that choose to develop within the City of Dublin have the ease of finding these fees in a single place and also ensure that transparency is one of our highest priorities. Madison Street Project has seemed very long. It was projected to be over a year long and it was grant funds to be beautify that area and make those businesses more prosper and better accessible for customers. It's important that we sharing the routes and accessible of Madison Street to support the downtown businesses.

Councilman Griggs no comments.

Councilman Mascaro thanked everyone for coming out. He stated that he loves this community and has been blessed to serve his Country, State, County, and the City. The council that sits before you today has done a tremendous job pushing our community towards all that has been done in a little bit of time, we have worked well together and not always agreed. It has been one of his proudest moments to serve on this council. People are filled of opinions and no desire to work and no creditable sources based on those opinions. It has got to the point where you cannot reason with people. There are small groups in this community that create wedges for all of us and he has grown angry. He has watched people that he loved very much go the other way when they see him and he has gone the other way when he sees people because he is too angry to talk with them. He believes in being a leader of intent and this community is unbelievable important to him and he has severed the city council for almost four years and watched some great strives happen. Watched staff the grow and learn and he is proud of that. He stated that he woke up Sunday and started thinking about the group of candidates running, and he has several concerns because a lot of the candidates running are the ones spreading division in our community. He stated that the city council has worked our butts off to the best we can for the community and when he started to feel it wasn't about the people anymore he made the decision on Tuesday Morning to withdraw from the election with the City Clerk. It was not a decision he made lightly, he didn't want to be angry anymore and see people and walk the other way, that's not how he was built. The way he sees it is there are four lightly candidates for the position, himself being one. Now that he has withdrawn there are three remaining, he expressed that the city needs a bridge builder for the community and he believes Ben Lanier can do just that, also with current Councilwomen Tess Godfrey and Sara Kolbie. Keep coming and keep being involved.

EXECUTIVE SESSION


Mayor Kight asked for a motion, Councilwoman Kolbie made go into Executive Session to discuss pending litigation seconded by Councilman Jones. The motion carried 5/0.

ADJOURNMENT

There being no further business, Mayor Kight adjourned the meeting at 1:33 P.M.


Joshua E. Kight, Mayor

ATTEST:


R. Blake Daniels, Interim City Clerk

