

The regular meeting of the Mayor and Council was held at Dublin City Hall on Thursday, February 19, at 9:36 a.m.

Mayor Joshua Kight called the meeting to order. Council members Bill Brown, Tess Godfrey, Paul Griggs, Chris Smith, Bennie Jones, Sara Kolbie, and Brandon Chain were present. The invocation was given by Councilman Paul Griggs, followed by the Pledge of Allegiance to the flag.

Mayor Kight acknowledged the 50th anniversary of Easter Seals Middle Georgia with a proclamation presented earlier that morning at 8:45 a.m. He noted that it was encouraging to see such strong attendance and extended congratulations to Easter Seals for 50 years of service in Middle Georgia.

The mayor then proceeded to the agenda items. The first item was the approval of the February 5, 2026, City Council meeting minutes.

APPROVAL OF FEBRUARY 5, 2026, CITY COUNCIL MEETING MINUTES

A motion was made by Councilman Bennie Jones and seconded by Councilman Bill Brown to approve the February 5, 2026, City Council meeting minutes. The motion carried unanimously (7-0).

APPROVAL OF BILLS OVER \$15,000

A motion was made by Councilman Chris Smith and was seconded by Councilman Paul Griggs to approve payment of the following bills. The motion carried 7/0.

Date	Amount	Type	Description
02/23/2026	1,614,498.27	Bank Draft	MUNICIPAL GAS AUTHORITY OF GEORGIA
02/23/2026	36,893.25	Bank Draft	GEORGIA ENVIRONMENTAL FACILITIES AUTH.
02/23/2026	29,483.28	Bank Draft	MUNICIPAL GAS AUTHORITY OF GEORGIA
02/20/2026	38,005.00	Check	HARDY CHEVROLET BUICK GMC
02/20/2026	526,039.21	Check	REEVES CONSTRUCTION COMPANY
02/20/2026	176,715.44	Check	PRIDE CONTRACTING, INC.
02/20/2026	99,321.53	Check	GA POWER COMPANY
02/20/2026	20,330.00	Check	FORESITE GROUP, LLC
02/20/2026	62,025.00	Check	DUBLIN CONSTRUCTION CO., INC.
02/20/2026	63,805.00	Check	DOWNTOWN DEVELOPMENT AUTHORITY
02/20/2026	50,004.00	Check	DIXIE LAWN AND LANDSCAPING INC.
02/18/2026	71,920.22	Bank Draft	INTERNAL REVENUE SERVICE
02/18/2026	40,702.11	Bank Draft	INTERNAL REVENUE SERVICE
02/18/2026	21,010.10	Bank Draft	DEPARTMENT OF REVENUE
02/18/2026	16,820.04	Bank Draft	INTERNAL REVENUE SERVICE
02/18/2026	138,392.53	Check	CITY OF DUBLIN-SELF INSURANCE FUND
02/17/2026	27,084.06	Bank Draft	GEORGIA DEPARTMENT OF REVENUE
02/16/2026	18,093.09	Bank Draft	ONE AMERICA
02/13/2026	17,196.73	Check	UTILITIES, CITY OF DUBLIN

02/13/2026	16,920.00	Check	TEEN CHALLENGE SOUTHEAST REGION - DUBLIN MEN'S
02/13/2026	41,481.78	Check	RYLAND OIL COMPANY
02/13/2026	39,400.00	Check	OLDE SOUTH CONTRACTORS LLC
02/13/2026	43,098.97	Check	LAURENS COUNTY SWMA
02/13/2026	22,365.50	Check	LAURENS COUNTY LIBRARY
02/13/2026	50,000.00	Check	FLOCK SAFETY
02/13/2026	24,133.00	Check	CARTER & SLOOPE CONSULTING ENGINEER
02/13/2026	15,000.00	Check	ABS, INC.
3,320,738.11			

APPROVAL OF PURCHASES OVER \$15,000

a. Envirosight VC500 Controller for Sewer Camera - Water Utilities

City Manager Josh Powell explained that the controller for the City's sewer camera system was outdated. When the unit was taken in for repairs, staff was informed that the existing model was no longer manufactured and would need to be upgraded to the current version. The sewer camera itself remained in good working condition; therefore, only the controller required replacement.

The requested purchase was for an Envirosight VC500 touch-screen controller from Environmental Products Group, located in Atlanta, Georgia, in the amount of \$16,695.00. Mr. Powell stated that this equipment was vital for inspecting sewer and stormwater lines for quality control and identifying potential issues.

Although this expense had not been specifically budgeted, it was anticipated that the cost would be covered through above-budget revenues for the year and operating expense savings within the Water Fund. The purchase would be paid from the Water Construction Division's Other Equipment Account (#505-4440-542500) and capitalized to Capital Account #505-117500.

A motion was made by Councilman Jones to approve the purchase. The motion was seconded by Councilperson Kolbie and carried unanimously, 7-0.

b. Bathroom Repairs - Riverview Golf Course

City Manager Powell explained that the city had solicited quotes for renovations and repairs to the two restroom facilities located on holes 5 and 12 at Riverview Golf Course. While 2024 SPLOST funds had originally been budgeted for improvements, Hurricane Helene had caused additional damage, making the project eligible for FEMA reimbursement.

The city had been approved for up to \$32,941.09 in FEMA reimbursement for repairs associated with the two facilities. Warnock Builders submitted the lowest acceptable bid in the

amount of \$41,408, which included additional work beyond hurricane-related damage. The scope of work included new siding, windows, doors, roof shingles, plumbing fixtures, interior paint, and epoxy floor sealant.

Although \$50,000 had been budgeted in 2024 SPLOST funds, the remaining balance after FEMA reimbursement would be paid from the Golf Course Operating Fund (Account #560-6131-522205).

Mayor Kight commented that it was encouraging that more than 75 percent of the Riverview Golf Course bathroom repair costs would be reimbursed through the federal FEMA grant.

A motion was made by Councilman Jones to approve the purchase. The motion was seconded by Councilperson Kolbie and carried unanimously, 7-0.

SECOND READING AND PUBLIC HEARING ON ORDINANCE #26-01 TO REZONE PARCEL D10B 210 FROM B3 (Neighborhood Business) to R5 (High Density Residential Development).

The ordinance was read by City Manager Josh Powell. The ordinance proposed rezoning Tax Parcel D10B-210, consisting of approximately 22.52 acres fronting Woodlawn Extension directly behind the DFACS Office. The property owner, Shamrock Properties, Inc., intends to develop the site for high-density single-family residential dwellings. The property was currently zoned B-3 (Neighborhood Business). A staff report analyzing the request had been provided in the Council materials.

The proposed development included 65 lots, a centralized detention pond, and one entrance and exit onto Woodlawn. The Planning Commission had reviewed the application and unanimously recommended approval.

This item represented the second reading and public hearing of the ordinance.

The City Council meeting was recessed at 9:43 a.m. and opened for public hearing.

Public Comment

Will Curry, representing Shamrock Properties, presented the rezoning request for the proposed Madison Place subdivision. He stated that the project had been thoughtfully developed over the past year in partnership with Wood Partners, the firm involved in the More Station Village development in Dublin.

He explained that the project aimed to provide attainable and affordable housing, defined by the State of Georgia as homes priced under \$295,000. The request for higher-density zoning was necessary to offset significant infrastructure costs, including utilities, roads, and curb and gutter improvements, by distributing those costs across more lots to maintain affordability.

Mr. Curry described the proposed entrance off Woodlawn Drive as comparable in quality to Woodlawn West Apartments. The design

included perimeter lots, a central water feature with walking trails surrounding the detention pond, green space, and connectivity to existing sidewalks extending toward Hillcrest and surrounding amenities. The development would also connect to Claxton Dairy and eventually Stubbs Park.

He stated that high standards would be maintained through enforceable covenants drafted by Cole Porter. These covenants would address exterior materials, yard maintenance, irrigation requirements, and overall property upkeep to ensure long-term quality.

Mr. Curry outlined the development process, explaining that the concept plan had been developed in coordination with the City and Inspections Department. The current request represented the rezoning step. Future steps would include final development plans, builder coordination, architectural approvals, and potentially pursuing a state workforce housing grant with municipal support.

Mayor Kight clarified that the public hearing portion was intended for citizen comment. There being no additional public comments; he opened the floor to Council questions.

Councilperson Sara Kolbie asked about the proposed minimum and maximum square footage of homes.

Mr. Curry responded that those details were still being finalized within the subdivision covenants. The preliminary framework included a minimum home size of approximately 1,300 square feet, with no established maximum at that time. Two-story homes would be permitted, with a minimum of approximately 1,100 square feet on the first floor. Two-car garages would also be required.

Councilman Smith inquired whether the covenants would function similarly to a homeowner's association (HOA). Mr. Curry confirmed that they would. He explained that the covenants would run with the land and apply to each home. The developer would manage the HOA until build-out was complete, at which time of control would transfer to residents or a designated management company.

Mayor Kight thanked Mr. Curry and again invited public comment. After providing full opportunity for citizen input and receiving none, the public hearing was closed at 9:50 a.m., and the matter was returned to Council for action.

A motion to approve the rezoning request was made by Councilman Jones and seconded by Councilman Brown. It was noted that the Planning and Zoning Commission had unanimously recommended approval. With no further discussion, the matter proceeded to a roll call vote.

Roll Call vote was given by City Clerk, Dorothy Rozier:

Councilman Bill Brown voted, Yes

Councilman Bennie Jones voted, Yes

Councilperson Tess Godfrey voted, Yes

Councilperson Sara Kolbie voted, Yes

Councilman Paul Griggs voted, Yes

Councilman Chris Smith voted, Yes

Councilman Brandon Chain voted, Yes

Following the roll call vote, the motion passed, and the ordinance was approved. (7,0)

The mayor expressed appreciation for the developer's efforts and stated that the city looked forward to continuing to work together to ensure the success of the Madison Place subdivision. He noted that the addition of approximately 65 new single-family homes—particularly at an attainable price point within a well-designed neighborhood—would be a significant and positive addition to the Dublin community.

FIRST READING - ORDINANCE #26-02

Amendment to Fire Safety Regulations for Mobile Food Service Units

The mayor introduced the first reading of Ordinance #26-02, which proposed amendments to the City's existing food truck ordinance originally adopted in 2019.

City Manager Josh Powell explained that while the original ordinance referenced certain state fire codes, it omitted other relevant provisions and did not require annual inspections of mobile food service units by the Fire Inspector.

The proposed amendment would require annual inspections by the Fire Marshal and mandate compliance with all currently adopted fire codes, building codes, and life safety codes without referencing specific code sections. The amendment would also address previously omitted requirements, including vent hood suppression and exhaust systems, as well as annual third-party testing of all fuel gas systems.

This item represented the first reading only. A second reading and public hearing were scheduled for the March 5th Council meeting at 5:30 p.m. No action was taken at this meeting.

The mayor noted that questions had been raised during the pre-Council discussion regarding potential costs or burdens to food truck owners. Staff were directed to provide additional information prior to the vote to ensure Council had all necessary details before acting.

DISCUSSION AND ACTION

Resolution #26-09 - Agreement with Georgia Power for Street Light Installation on Lawrence Street

The mayor introduced Resolution #26-09, which would authorize a contract with Georgia Power to install two decorative green lamp-post-style streetlights along Lawrence Street.

The Downtown Development Authority (DDA) requested the installation on behalf of Millers Soul Food to match the decorative green streetlights currently installed on Jackson, Madison, and Jefferson Streets.

The upfront cost for installation was \$20,245.45, with an ongoing monthly cost of \$23.93 per light. The expense would be paid from the General Fund Infrastructure - Streetlights Account (#100-4260-541417). Although not specifically budgeted, the cost would be covered through additional General Fund revenues above original projections. Staff recommended approval.

Council discussion focused on whether a broader, more comprehensive lighting plan for the entirety of Lawrence Street should be considered rather than installing only two new lights at this time. Members discussed the potential benefits of coordinating underground utilities and long-term streetscape planning to avoid repeated disruptions.

Questions were raised regarding the scope of improvements, whether the project would extend beyond a single block, and whether underground utilities could be incorporated. Staff noted that similar undergrounding work on Madison Street had exceeded \$1.5 million for three blocks of Georgia Power work alone, with additional costs for other utilities. The current proposal was intended as a targeted solution rather than a full streetscape upgrade.

Council expressed general agreement with the goal of improving aesthetics but emphasized the importance of considering long-term alignment with the look and feel of Madison Street and the downtown area. The discussion centered specifically on decorative light poles and visual consistency.

It was suggested that the matter be tabled until the March 5th meeting to allow time for additional information gathering and consideration of a more comprehensive plan.

A motion was made by Councilman Smith to table the matter until the March 5th meeting. The motion was seconded by Councilman Jones and carried unanimously (7-0).

DISCUSSION AND ACTION

Resolution #26-10 - Contract with Total Earth Services for Claxton Dairy/Woodlawn Roundabout Project

The mayor introduced Resolution #26-10 to approve a contract with Total Earth Services (TES) for the Claxton Dairy/Woodlawn Roundabout Project.

City Manager Josh Powell explained that this project was part of the second round of TSPLOST projects approved by the TIA Board and would be fully funded by regional TSPLOST funds. The project

design had been completed, and bids were solicited. TES submitted the lowest bid in the amount of \$1,697,506.11 and was recommended for approval.

Although the cost was higher than typically expected for a roundabout, staff noted that significant drainage and utility work in the area contributed to the overall expense. TES's bid was approximately \$900,000 lower than the highest bid received and was considered by engineers to be an excellent price for the scope of work.

The project would be funded entirely through regional TSPLOST funds and would not impact the City's local discretionary TSPLOST allocation. Funds would be paid from the Claxton Dairy Roundabout Project Account (#335-4221-541426), with payments submitted to the TIA Board for approval and disbursement.

Upon approval, staff would issue a notice to proceed and coordinate with TES to establish a construction schedule. Updates would be provided to the Council and the public. The project was expected to take approximately 12 months to complete, with periodic traffic interruptions anticipated.

A motion to approve the resolution was made by Councilwoman Kolbie and seconded by Councilman Griggs. The motion passed unanimously (7-0).

DISCUSSION AND ACTION

Declaration of Surplus Property

The following items were submitted to Mayor and Council for declaration as surplus property:

1. Unit #73: 2015 Craftsman Z6000 Kawasaki FR691V 42" Mower - Cemetery
Serial Number: 1C035H10022
2. Unit #68: 2016 Dixie Chopper 54" Mower - Cemetery
Serial Number: 16109255

City Manager Josh Powell explained that the cost of repair and maintenance for these items outweighed their value. Upon declaration as surplus, the items would be listed for sale on GovDeals or sold for scrap.

There were no questions from Council.

A motion to declare the two mowers as surplus property was made by Councilman Jones and seconded by Councilman Brown. The motion passed unanimously (7-0).

The items would be listed for sale on GovDeals.

CITIZENS COMMENTS

There were no citizens comments

STAFF AND COUNCIL COMMENTS

City Attorney Duke Groover: No comment.

City Clerk Dorothy Rozier: No comment.

Council Comments

Councilman Bill Brown

Councilman Brown thanked everyone for attending and had no additional comments.

Councilman Bennie Jones

Councilman Jones thanked those in attendance and reminded the public that applications for the Black History Panel were due by March 2nd. He encouraged citizens to visit the City's website to complete a nomination form for deserving individuals.

Councilperson Tess Godfrey

Councilperson Godfrey had no comments.

Councilperson Sara Kolbie

Councilperson Kolbie reminded citizens of upcoming community events scheduled for March. She highlighted the Irish Ramble, sponsored by the Erin Garden Club, which would take place on the last Saturday of the month. She noted that tickets were required to be purchased by March 10th. The event would feature a historical tour of ten properties within the City of Dublin.

She also addressed concerns regarding litter throughout the community. She noted that, as spring greenery had not fully emerged, debris was especially visible. She encouraged residents to do their part in keeping the community clean, emphasizing that litter negatively impacted both visitors and local investors. She expressed appreciation for City employees, particularly the street department crews, for their continued efforts to collect debris and maintain the community.

Councilman Paul Griggs

Councilman Griggs had no comments.

Councilman Brandon Chain

Councilman Chain had no comments.

Councilman Chris Smith

Councilman Smith had no comments.

City Manager Josh Powell

City Manager Powell had no comments.

Mayor Joshua Kight

Mayor Kight explained that the meeting had been held earlier than usual to adjourn into the City's annual strategic planning workshop. He stated that each year Council and staff met to review major issues facing the City, reflect on accomplishments from the previous year, and establish goals for the upcoming year. He noted that the group would spend the remainder of the day in planning sessions to prepare for a successful 2026 for the City of Dublin.

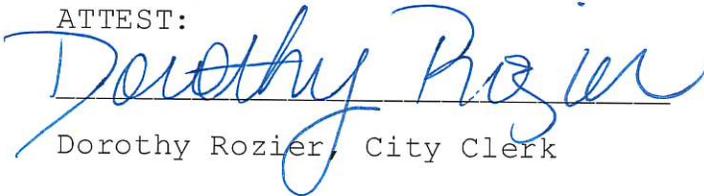
Adjournment

There being no further business; Mayor Kight adjourned the Council meeting at 10:09 a.m.



Joshua E. Kight, Mayor

ATTEST:



Dorothy Rozier, City Clerk

