

The regular meeting of the Mayor and Council was held at Dublin City Hall, on Thursday, February 2, at 5:30PM.

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 Pastor Sonny Wilkes followed by the pledge of allegiance to the flag.

APPROVAL OF January 15, 2026 CITY COUNCIL MEETING MINUTES

A motion was made by Councilman Chris Smith and seconded by Councilman Bill Brown to approve City Council Meeting minutes. The motion carried 7/0.

APPROVAL OF BILLS OVER \$15,000

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

Date	Amount	Type	Description
01/27/2026	25,920.80	Bank Draft	CITY OF DUBLIN-SELF INSURANCE FUND
01/23/2026	73,973.00	Check	TOTAL EARTH SERVICES LLC
01/23/2026	16,101.37	Check	SEAL DISTRIBUTORS
01/23/2026	48,517.65	Check	LAURENS COUNTY SWMA
01/23/2026	107,604.25	Check	GMA WORKER'S COMPENSATION SELF
01/21/2026	1,206,016.76	Bank Draft	MUNICIPAL GAS AUTHORITY OF GEORGIA
01/21/2026	28,743.20	Bank Draft	MUNICIPAL GAS AUTHORITY OF GEORGIA
01/21/2026	72,086.08	Bank Draft	INTERNAL REVENUE SERVICE
01/21/2026	41,086.32	Bank Draft	INTERNAL REVENUE SERVICE
01/21/2026	21,040.88	Bank Draft	DEPARTMENT OF REVENUE
01/21/2026	16,859.06	Bank Draft	INTERNAL REVENUE SERVICE
01/21/2026	132,325.39	Check	CITY OF DUBLIN-SELF INSURANCE FUND
01/16/2026	17,904.74	Bank Draft	ONE AMERICA
01/16/2026	65,394.65	Check	THOMAS & HUTTON ENGINEERING CO
01/16/2026	18,240.00	Check	TEEN CHALLENGE SOUTHEAST REGION - DUBLIN MEN'S
01/16/2026	35,770.28	Check	T. LAKE ENVIRONMENTAL DESIGN
01/16/2026	28,951.00	Check	SYNERGISTIC SOFTWARE, INC.
01/16/2026	24,109.15	Check	RYLAND OIL COMPANY
01/16/2026	20,000.00	Check	PEOPLE HELPING PEOPLE UNITED INC.
01/16/2026	399,510.69	Check	HOUSTON FREIGHTLINER & WESTERN STAR
01/16/2026	42,305.00	Check	HARDY CHEVROLET BUICK GMC
01/16/2026	99,139.34	Check	GA POWER COMPANY
01/16/2026	107,950.00	Check	FREIGHTLINER OF SAVANNAH, INC.
01/16/2026	44,187.19	Check	CITY WORKS EQUIPMENT & SUPPLY LLC
01/16/2026	714,366.30	Check	C.E. GARBUTT CONSTRUCTION CO., INC.
01/16/2026	16,124.60	Check	BRIAN FELDER & ASSOCIATES, LLC
01/16/2026	15,000.00	Check	ABS, INC.
01/16/2026	18,906.15	Bank Draft	CITY OF DUBLIN-SELF INSURANCE FUND

01/15/2026	21,393.30	Bank Draft	GEORGIA DEPARTMENT OF REVENUE
01/15/2026	18,434.87	Check	UTILITIES, CITY OF DUBLIN
01/14/2026	36,790.41	Bank Draft	GEORGIA ENVIRONMENTAL FACILITIES AUTH.
01/10/2026	18,254.86	Bank Draft	EMPLOYEE BENEFIT MANAGEMENT SERVICES, LLC
01/09/2026	35,078.88	Check	VISIT DUBLIN GA
01/09/2026	15,661.00	Check	TYLER TECHNOLOGIES INC.
01/09/2026	56,150.00	Check	FAMILY FORD INC.
01/09/2026	35,078.88	Check	DUBLIN-LAURENS CO. RECREATION
01/09/2026	469,729.40	Check	DUBLIN BOARD OF EDUCATION
01/09/2026	17,539.48	Check	DOWNTOWN DEVELOPMENT AUTHORITY
01/09/2026	227,109.14	Check	CITY OF DUBLIN
01/09/2026	86,488.57	Bank Draft	CITY OF DUBLIN-SELF INSURANCE FUND
01/09/2026	18,523.17	Bank Draft	CITY OF DUBLIN-SELF INSURANCE FUND
			4,514,365.81

APPROVAL OF PURCHASES OVER \$15,000

a. Storm Drain Replacement: Regency Cir-Engineering

Mayor Kight stated that Councilman Griggs has stated that he wanted to recuse himself from the discussion matter pertaining to this purchase as he has a conflict. Councilman Griggs left the Council Chambers.

City Manager Powell shared a corrugated metal storm drain has failed along Regency Circle at the lower end of the neighborhood. This pipe distributes stormwater from the roadway down into hunger and hardship creek. T.E.S., LLC, who has done other stormwater management work for us in the Pinehurst neighborhood, has provided us a quote to perform this pipe replacement, which consists of 180 feet of pipe and some roadwork. The price is \$42,771 for this work. We did not budget specifically for this project, but have funds available in the 2006 SPLOST that we would like to spend that will cover this cost. This is within an easement pursuant to the plat included in your materials. Staff recommends you approve the purchase of this service from Total Earth Services, LLC. This will be paid from Account #321-4250-541431 ('06 SPLOST - Infrastructure - Regency Circle Storm Drainage Project). A motion was made by Councilman Brown to approve the purchase. Second by Council person Kolbie. The motion was carried 6-0

The question was raised by Councilman Brown; how much funds will be left in the 2006 SPLOST after this purchase. City Treasurer responded that there would be no substantial funds left in the 2006 SPLOST after this expenditure.

Mayor Kight invited Councilman Griggs back into Council Chambers to continue in the meeting.

b. 2025 Chevrolet Traverse CSU Vehicle-Police

We budgeted to purchase a vehicle to replace unit #135 (2015 Dodge Charger), which will be converted to serve as a spare unit

for both CSU and CID. We will be recommending for surplus Unit #117, which is a 2005 Chevy Trailblazer. The new vehicle being recommended for purchase is going to be a civilian type vehicle that will be used by a narcotics investigator. The purchase includes two vendors - one for the vehicle, Hardy Chevrolet Buick GMC under a statewide contract for \$38,005.00 and Interceptor Public Safety Products, Inc. out of Forsyth, Georgia will do the upfitting for \$4,073.80. Total purchase is \$42,078.80, which is within our \$57,000 budgeted amount. This will be paid for from Account #100-3222-542200. Staff recommends approval of this purchase. A motion was made by Councilperson Sara Kolbie to approve the purchase. Second by Council person Tess Godfrey. The motion was carried 7-0

Presentation of the FY2025 Annual Comprehensive Financial Report by Gregory M. Chapman of Nichols, Cauley & Associates, LLC

Greg Chapman, Partner with Nichols, Cauley, and Associates, LLC, presented information pertaining to the FY'25 Audit. We are required to publish within 6 months of the close of each fiscal year of the City a complete set of financial statements that are presented in conformity with Generally Accepted Accounting Principles (GAAP) and that have been audited in accordance with Generally Accepted Auditing Standards (GAAS) by a firm of licensed Certified Public Accountants.

Mr. Chapman reported that his firm completed the City of Dublin's fiscal year 2025 financial statement audit after seven months of work and is finalizing the required single audit for federal grant spending, which will conclude by month's end. The audit was conducted in accordance with U.S. generally accepted auditing standards and governmental auditing standards, using sampling methods rather than reviewing every transaction. The result was an **unmodified (clean) opinion**, the highest level of assurance, confirming the city's financial statements are fairly presented under GAAP. In addition, the firm issued a required internal control report and identified **no findings, material weaknesses, or significant deficiencies**. Going beyond state requirements, the city prepared an **Annual Comprehensive Financial Report (ACFR)**, which includes enhanced analysis and trend data for transparency and financial assessment. The city previously received a GFOA Certificate of Achievement for fiscal year 2024 and submitted the fiscal year 2025 ACFR for the same rigorous review process.

The presenter reviewed key financial highlights for the City's General Fund, noting that total revenues were approximately **\$17.5 million** while expenditures reached **\$19.2 million**, resulting in a **\$1.6 million shortfall** before transfers. Transfers from other funds—primarily ARPA, gas, and water and sewer funds—provided a **net \$5 million**, leading to a **\$3.3 million increase in fund balance** and an ending General Fund balance of **about \$9.8 million**. Expenditures were primarily devoted to **public safety (about 50%)**, followed by **public works (18%)** and **general government (14%)**, which is consistent with typical city

spending patterns. A five-year trend shows growth in fund balance due to grant reimbursements and increased intergovernmental and licensing revenues. The presenter also highlighted the City's enterprise funds, emphasizing that while the water and sewer fund ended the year with **\$34 million in net position**, most of this reflects infrastructure assets, with **just under \$10 million in unrestricted net position** available for flexibility.

Mayor Kight highlighted that for 37 years in a row The City of Dublin has received the Certificate of Achievement for Excellence in Financial Reporting. We are hopeful to receive it again this year. To review the report depth, it is available on the City of Dublin website under Finance Department.

The question was raised by Councilman Smith, what is the City's total net submission. Mr. Chapman responded and confirmed that the City's financial reports include government-wide statements showing both governmental and business-type activities, providing a comprehensive view of net position, including capital assets and related debt. He also noted that required submissions were completed on time, including filings with the Government Finance Officers Association and the Georgia Department of Audits by the December 31 deadline.

City Treasurer Daniels in addition responded to Councilman Smith question. In response to council questions, he explained that the unrestricted net position for enterprise funds increased by approximately **\$3.4 million**, bringing the total to about **\$5 million**, while the General Fund balance rose to roughly **\$9 million**, contributing to an overall net position of approximately **\$34 million** across all funds.

FIRST READING OF ORDINANCE #26-01 TO REZONE PARCEL D10B 210 FROM B3 (Neighborhood Business) TO R5 (High Density Residential Development) .

This ordinance is to re-zone tax parcel D10B-210, which is approximately 22.52 acres of land fronting Woodlawn Extension directly behind the DFACS Office, which is intended to be developed by Shamrock Properties, Inc., the owner, for high density single family dwellings. The property is currently zoned for B-3 Neighborhood Business. There is a staff report analyzing this request in your materials. Please review that report. The future land use map is not consistent with this use and it will need to be amended if the council wants to move forward with this rezoning. A later item on this agenda is for that purpose. The proposed development is for 65 lots and a centralized pond area with one way in and one way out for the neighborhood onto Woodlawn. The Planning Commission has met and reviewed this application and unanimously recommends the council approve this rezoning. This is a first reading of this ordinance, and the second reading and public hearing will be at the February 19th city council meeting at 9:30AM.

DISCUSSION AND ACTION ON RESOLUTION #26-06 TO APPROVE AND ADOPT AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE LAURENS COUNTY JOINT COMPREHENSIVE PLAN

Due to the rezoning application in Item #5 above, staff has reviewed the Comprehensive Plan for consistency with the plan and determined that the plan itself supports the rezoning, but the future land use map is inconsistent with it and will require a change. There are a number of other areas on the future land use map that do not reflect rezonings that have taken place in the past and we are correcting those now. These areas are: the block that is S. Rowe, S. Church Street, Telfair Street, and the railroad - this was designated as industrial, but is being recommended to be residential and commercial; the block that is formed by S. Rowe, S. Church, W. Madison and the railroad - was previously designated as industrial and is being recommended for mixed use commercial/residential; parcel D10B 210, which is the subject of Item #5 on this agenda, is currently commercial and is being recommended to change to residential. The resolution will authorize this in accordance with the enclosed map. We held a public hearing on this proposed change to the future land use map and no one appeared with any comments/concerns. Staff recommends you approve this resolution to authorize these changes to our future land use map to remain consistent with our planning for these areas.

Councilman Brown made a motion to approve this resolution and was seconded by Councilman Jones. The motion carried 7/0 for approval

DISCUSSION AND ACTION ON RESOLUTION #26-07 TO ACCEPT AN AGREEMENT WITH FLOCK GROUP, INC FOR LIVE VIEW CAMERAS

We previously entered into an agreement with Flock for 16 electric powered video cameras with pan, tilt, and zoom capability. The original cameras required direct connection to a power source. They were installed in 2023 and were never operational due to issues with Georgia Power and getting power to the cameras. In July of 2025, Flock installed solar powered cameras (not pan tilt zoom) and credited us with our first payment on the original pan tilt zoom cameras that were never operational. The agreement with Flock has never been updated to incorporate these changes. We are trying to get all of our contracts with Flock on the same schedule (that track the fiscal year) and so this is the first of the adjustments we are making in that regard. The prices for cameras has increased, but because of our situation, they have agreed to honor the original amount of \$48,000, which we paid back in FY'24 and is being credited towards the FY'26 cost (when the cameras became operational). The quality of the cameras has improved, and these cameras, although they do not pan tilt or zoom, are of a better product than what we had before. The future annual amounts will be budgeted and we recommend council approve the

resolution to authorize the contract amendment to reflect what we are actually doing with Flock. The next payment will be in the next fiscal year (FY'27 - after June 30th, 2026) and our plan is to cover this cost with Opioid Settlement Monies for as long as that will cover the cost of these live feed cameras. That is fund 213 and currently has a balance of just over \$92,000. Staff recommends you approve the resolution.

Councilman Paul Griggs made a motion to approve this resolution and was seconded by Councilman Bennie Jones. The motion carried 7/0 for approval

DISCUSSION AND ACTION ON RESOLUTION #26-08 TO APPROVE THE ENGAGEMENT OF DUBLIN CONSTRUCTION COMPANY AS THE CONSTRUCTION MANAGER AT RISK FOR THE STREET DIVISION OF PUBLIC WORKS FACILITY PROJECT

We solicited qualifications from firms to be the Construction Management at Risk Firm for the project to renovate the Roche Cotton Warehouse on Madison Street to house the Street Division of Public Works. After reviewing the qualifications of three firms, staff is recommending Dublin Construction Company be approved for this contract. The firm is highly qualified for this project and their general conditions fee is expected to be \$15,974/month and their fee for their services is 4% of the project cost. Their anticipated timeline for completion of the work is 4-5 months from the start of the project. As you know, they are conveniently located just across the railroad track from this facility, so their overhead costs will be minimized. We are working out the final details of this project and hope to have them released for pricing in the near future. This project is going to be funded by the 2024 SPLOST and will be paid for out of Account Number 322-4100-541306 (Buildings and Building Improvements - Public Works Facility).

Councilman Bennie Jones made a motion to approve this resolution and was seconded by Councilperson Sara Kolbie. The motion carried 7/0 for approval

DISCUSSION AND ACTION ON DECLARATION OF SURPLUS

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

1. Unit #324- 1994 Chevrolet GMT 400 K2500 (Public Works)

VIN: 1GBGK24FSRE170846

2. Unit #81- 2013 Ford F-250 Truck (Telecom)

VIN: 1FT7X2A69DEA23990

3. Unit #121- 2015 Dodge Charger (Police)

VIN: 2C3CDXAT1FH925771

4. Refrigerator (Solid Waste)

5. Stove (Solid Waste)

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

THERE WERE NO BOARD APPOINTMENTS

CITIZENS COMMENTS

Melodie Smith, 578 Champion Ophelia Road Dublin, GA 31021

Ms. Melodie, speaking as a district director and board member of the Garden Club of Georgia, shared that the National Garden Club is encouraging communities to prepare for the nation's 250th anniversary by planting red, white, and blue flowers. With spring planting season approaching, she requested the City of Dublin consider planting these colors in City-maintained areas before the end of March.

She also announced a statewide Historic Landscape Preservation fundraiser to be held in Dublin on March 28, expected to bring 300-500 visitors to the city. She noted the event will raise funds for historic landscape preservation and referenced a City grant opportunity involving a \$3,000 match for qualifying park areas.

STAFF AND COUNCIL COMMENTS

City Attorney Duke Groover, had no comment.

City Clerk Dorothy Rozier, had no comment.

Councilman Bill Brown

Councilman Bill Brown thanked everyone in attendance and expressed appreciation to Ms. Smith for her daily efforts in supporting and strengthening the community. He also thanked Nichols Colley and city staff, including Blake Daniels, Josh Powell, and their teams, for their leadership and work in the audits.

Councilman Bennie Jones

Councilman Bennie Jones thanked staff for their hard work and dedication. He reminded the public that applications are currently open and emphasized the importance of meeting the March 2 deadline. He encouraged residents to share the application with qualified individuals, including media professionals or community trailblazers, and urged timely submission.

Councilperson Tess Godfrey: No comment

Councilperson Sara Kolbie: No comment

Councilman Paul Griggs: Have a good weekend, stay safe and warm

Councilman Brandon Chain: No comment

Councilman Chris Smith: Have a safe weekend. He also invited Brenda Chain to make a comment about event at Katherine Grey Center on Saturday Feb 7th

Commissioner Brenda Chain Comments

The session will provide guidance and information on available funding opportunities, Revitalization Grant, as significant grant funds are available. Small business owners and individuals interested in starting or supporting a business are encouraged to attend. The meeting will be held from 1:00 to 4:00 p.m. tomorrow at the Catherine Gray Resource Center.

City Manager Josh Powell

Reminder that the next council meeting Feb 19th pre-council at 9:00am and for Council meeting at 9:30 a.m. to allow time for the annual strategic planning session. Each year, the council meets with key city staff to plan for the upcoming year as the city enters the budgeting season. Additionally, the city is promoting its Safe Streets for All program, which is supported by a grant. Surveys are available on the city's website, along with social media and news coverage, and the public is encouraged to participate and share feedback on street safety concerns.

Mayor Joshua Kight

Mayor thanked Councilmember Bennie Jones, Mayor Pro Tem, for presiding over the previous meeting in his absence. He expressed appreciation to the community for the support and condolences following the recent passing of his father.

ADJOURNMENT

There being no further business, Mayor Kight adjourned the council meeting at 6:12pm.



A handwritten signature in blue ink, appearing to read "Joshua E. Kight", written over a horizontal line.

Joshua E. Kight, Mayor

ATTEST:

Dorothy Rozier

Dorothy Rozier, City Clerk

