Dublin City Hall
June 18, 2026

The regular meeting of the Mayor and Council was held at Dublin City Hall on Thursday, June 18, 2026, at 12:00 p.m.

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

The invocation was given by Councilman Bill Brown, followed by the Pledge of Allegiance.

Approval of June 4, 2026 City Council Meeting Minutes

A motion to approve the minutes was made by Councilman Griggs and seconded by Councilperson Godfrey. The motion was put to a vote and passed unanimously, (4,0)

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 Councilperson Godfrey. The motion was put to a vote and passed unanimously, (4,0)

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

There were none.

SECOND READING AND PUBLIC HEARING OF ORDINANCE #26-05 TO REZONE D09F 068 FROM B-2 (Highway Oriented Business) TO R-4 (Multi-Family Residential).

City Manager Powell explained that MGVG Living Dublin 2, LLC is requesting a rezoning of property off Woodlawn Drive, adjacent to the recently completed apartment development near Hillcrest Drive, to allow construction of an additional 52-60 apartments. Surrounding properties are zoned by R-1, R-4, B-2, M-1, and P. The Planning Commission reviewed the request and recommended approval.

The mayor closed the regular City Council meeting and opened the public hearing to receive comments regarding the proposed rezoning ordinance.

Blake McCray appeared on behalf of the applicant, MGVG Living Dublin 2, LLC. He stated that the rezoning request would allow construction of approximately 59 additional multifamily units on property adjacent to the applicant's existing apartment development. Mr. McCray explained that the proposed development would be substantially similar to the apartment complex currently under construction on the neighboring property and would serve as an extension of that development. He remained available to answer questions from Council regarding the project.

Mayor Kight raised several considerations regarding the proposed development and noted that the Council had discussed them during the pre-council meeting. These included:

- A sidewalk connection to the existing crosswalk serving the adjacent apartment complex.
- Adequate parking lot lighting.
- Provision of green space.
- Inclusion of resident amenities, such as a gazebo or clubhouse.
- Installation of a security system.
- Consideration of a covered bus stop or shelter for school-aged residents.

Mayor Kight stated that Council has recently sought developer commitments on project improvements before approving rezonings and recommended tabling the request to allow the applicant time to review the identified items. He noted that Council hoped to resolve the matter by the July 16 meeting, or sooner through a called meeting, if necessary, while balancing public interests with support for the development.

The public hearing was closed, and the matter was returned to Council. Councilman Jones moved to table the rezoning request until the July 16, 2026 meeting, or a called meeting if necessary. The motion was seconded by Councilman Brown and carried unanimously by voice vote. (4,0)

DISCUSSION AND ACTION ON RESOLUTION #26-25 TO APPROVE AND ADOPT AN AMENDMENT TO THE FUTURE LAND USE MAP OF DUBLIN IN THE JOINT COMPREHENSIVE PLAN

Mayor Kight explained that the proposed amendment to the Future Land Use Map was a companion item to the rezoning request and, because the rezoning had been tabled, consideration of this item was also unnecessary at this time.

Councilman Jones made a motion to table the item until the next regular meeting on July 16, 2026, or a called meeting if necessary. The motion was seconded by Councilperson Godfrey and carried unanimously by voice vote. (4,0)

DISCUSSION AND ACTION ON RESOLUTION #26-39 TO APPROVE WATER AND SEWER EASEMENTS AT MGVG LIVING APARTMENTS

City Manager Powell explained that water and sewer utilities have been installed by the developer of the MGVG apartments on Woodlawn, and we are ready to accept the mains as a part of the city's utility system. This includes an 8" water line (higher capacity for fire protection to the buildings) and an 8" sewer line. The resolution will authorize the acceptance of the easement from the property owner so we can maintain these lines. Staff recommend you approve the resolution.

A motion to approve was made by Councilman Brown and seconded by Councilman Jones. The motion was put to a vote and passed unanimously, (4,0)

DISCUSSION AND ACTION ON RESOLUTION #26-40 TO APPROVE AND ACCEPT THE RENEWAL OF SUPPLEMENTAL INSURANCE WITH THE GEORGIA INTERLOCAL RISK MANAGEMENT AGENCY FOR FIRST RESPONDERS

City Manager Powell explained beginning January 2025 that the Ashley Wilson Act requires local governments to provide supplemental, illness-specific insurance coverage for certain first responders related to PTSD. The coverage provides eligible employees with a lumpsum benefit and income replacement disability benefit.

For the City of Dublin, this coverage applies to firefighters, police officers, dispatch personnel, and administrative staff. The resolution authorizes the Human Resources Director to work with Georgia Interlocal Risk Management Agency (GIRMA) to obtain the required coverage and execute necessary documents.

The semi-annual premium for July 1, 2026-December 31, 2026, is $7,770, with an estimated annual cost of $15,540. The premium amount may fluctuate based on staffing levels. Although the budget included $14,980, savings from cyber insurance will offset the $560 difference. Staff recommend approval of the resolution.

A motion to approve was made by Councilman Griggs and seconded by Councilman Jones. The motion was put to a vote and passed unanimously, (4,0)

DISCUSSION AND ACTION ON RESOLUTION #26-41 TO ACCEPT AND APPROVE SERVICE AGREEMENT AND EQUIPMENT PURCHASE WITH PALADIN DRONES

City Manager Powell explained that the city budgeted $139,000 in the 2024 SPLOST for two drones and docking stations. After reviewing proposals from four companies, staff recommend Paladin Drones based on cost and the ability to provide three drones with three docking stations. Paladin will also convert an existing City drone to their software platform, which provides unlimited video storage and streaming capabilities.

The system includes cellular connectivity, allowing drones to be operated anywhere with a cellular signal. The three-drone system will provide continued coverage while allowing for battery changes and operational needs. Staff recommend the five-year agreement, which provides the lowest annual cost among the proposals.

The drone purchase ($54,000) will be funded through SPLOST. The software support agreement ($87,300) will require General Fund funding. For FY27, staff identified savings from police officer contract buyouts ($25,000), City Hall improvements ($15,000), and cemetery maintenance ($50,000) to offset the additional expense.

A motion to approve was made by Councilman Jones and seconded by Councilman Brown. The motion was put to a vote and passed unanimously, (4,0)

DISCUSSION AND ACTION ON RESOLUTION #26-42 TO APPROVE A CONTRACT AGREEMENT WITH L & L UTILITIES FOR RICE AVENUE SEWER REPLACEMENT PROJECT

City Manager Powell explained that during the first phase of the Rice Avenue sewer project, staff identified another section that needs replacement further up towards the Pine Forest Street at the end of the block. Because the scope was totally different from our first project, we bid this out, and staff recommend L&L Utilities for $109,500 for this project. In the FY'27 budget, we included $100,000 for this work. To cover the overage, we will utilize a portion of the savings in the SPLOST fund resulting from the portion of the drone purchase that could not be charged to SPLOST. Staff recommend you approve the award of this contract to L&L. This will be charged to Account #322-4331-541434 (Infrastructure - Rice Avenue Sewer Line Replacement).

A motion to approve was made by Councilman Griggs and seconded by Councilperson Godfrey. The motion was put to a vote and passed unanimously, (4,0)

DISCUSSION AND ACTION ON RESOLUTION #26-43 TO AUTHORIZE A CONTRACT WITH BRENNTAG, UNIVAR, AND RIVERLAND TRADING FOR WATER TREATMENT CHEMICALS

City Manager Powell explained we bid out annually to our suppliers for the chemicals we use for our water utility system. Staff is recommending the following be approved for the upcoming fiscal year. We spend more than $400,000 on chemicals each year between the three treatment plants. Below are the recommended awards for FY'27.

Brenntag Mid-South, LLC (East Point, GA) - Chlorine $1,929.00/Ton; $1.19/lb/Cylinder

Univar Solutions USA, LLC (Kent, WA) - Hydrofluorosilicic Acid $0.60/lb

Riverland Trading, LLC (Charleston, SC) - Potassium Permanganate $115.192/Pail

Open the contract as needed.

Included in the FY'27 budget, funding for chemicals will be disbursed between Water Plant General Supplies (Account #: 505-4430-531100) and Wastewater Plant General Supplies (Account #: 505-4335-531100). Staff recommend you approve the resolution.

A motion to approve was made by Councilman Brown and seconded by Councilman Jones. The motion was put to a vote and passed unanimously, (4,0)

DISCUSSION AND ACTION ON RESOLUTION #26-44 TO APPROVE LOCAL AGREEMENTS FOR THE OCONEE GYM, CULTURAL CENTER, AND ASSOCIATED PARKS

City Manager Powell explained that we have met with Ms. Brenda Smith with the Housing Authority, Mr. Eugene Smith with the Southside Community Association, Inc., and Mr. Alfred Berry with the Oconee High School National Alumni Association, Inc. Regarding use of the Oconee Cultural Center and the Oconee Gym and surrounding park areas. In your materials are drafts of agreements that we are working on final terms with each group and need your authority to approve and finalize. Staff recommend we have agreements with each group in place to make clear the public benefit of their activities and to document their rights to the facilities. These agreements contemplate that there is no fee assessed for use of the facilities as each group provides a sufficient public benefit to justify a "no fee" contract.

A motion to approve was made by Councilman Brown and seconded by Councilman Jones. The motion was put to a vote and passed unanimously, (4,0)

CITIZENS COMMENTS

Rae S. Bloodworth Dublin resident addressed Mayor and Council regarding transparency and community involvement in City-appointed boards and commissions. She questioned how members are selected, the length of appointments, and whether the process allows for broader community participation. Ms. Bloodworth expressed concerns that the same individuals may serve on multiple boards or for extended periods and requested information on how the city encourages residents to participate.

Avenugent Rosenberger, 823 North Church Street addressed Mayor and Council regarding water treatment practices and chemical inhibitors used in the City's water system. He asked questions about the selection of water treatment products, safety information, testing methods, and potential alternatives. Mr. Rosenberger also shared concerns regarding water infrastructure, potential impacts to residents, and suggested additional resources and approaches for consideration.

DISCUSSION AND ACTION ON BOARD APPOINTMENTS

There were none.

STAFF COMMENTS:

Substitute Attorney Bruce Dubberly, stated that he was glad to be present.

City Clerk Dorothy Rozier: She extended Happy Father's Day wishes to all fathers and wished everyone a great weekend.

City Attorney Duke Groover: Absent

City Treasure Blake Daniels: No comment

Council Comments:

Councilman Paul Griggs:

Councilman Griggs thanked everyone for their attendance and have a great weekend.

Councilman Bill Brown:

Councilman Brown thanked staff and acknowledged the efforts to Chief Moon for research additional opportunities and initiatives. He emphasized the importance of continuing efforts to maintain a safe community.

Councilman Bennie Jones:

Councilman Jones thanked everyone for attending and participating in the meeting. He wished everyone a Happy Father's Day and encouraged the community to attend the Juneteenth festivities, including the cookout at Pritchett Street Park, the parade, and other scheduled activities. He encouraged residents to come out and enjoy community events.

Council person Tess Godfrey:

Councilwoman Godfrey thanked everyone for attending the meeting and wished all fathers a Happy Father's Day. She expressed appreciation for the City's efforts, including the upcoming drone project, and noted her support for continued improvements to enhance community safety. She encouraged everyone to stay safe.

City Manager Josh Powell:

Mr. Powell reminded the public of the upcoming parade scheduled for Saturday, noting that lineup begins at 4:15 p.m. and road closures will begin around 4:00 p.m. He also advised that areas near the Farmers Market would have closures into the evening for a scheduled event. Mr. Powell wished all fathers a Happy Father's Day.

Mayor Joshua Kight

Mayor Kight thanked everyone for attending, wished all fathers a Happy Father's Day, and adjourned the meeting.

Adjournment

There being no further business; the mayor adjourned the Council meeting at 12:42 p.m.

Joshua E. Kight, Mayor

CITY OF DUBLIN SEAL STATE OF GEORGIA

ATTEST: Dorothy Rozier

Dorothy Rozier, City Clerk

CITY OF DUBLIN
SEAL
STATE OF GEORGIA