Dublin City Hall
August 20, 2026

The regular meeting of the Mayor and Council was held at Dublin City Hall on Thursday, August 20, 2026, at 12:03 p.m.

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

The invocation was given by Councilperson Sara Kolbie, followed by the Pledge of Allegiance.

Approval of July 31st and August 6, 2026, Special and Regular City Council Meeting Minutes

A motion to approve the minutes was made by Councilperson Godfrey and seconded by Councilman Brown. The motion was put to a vote and passed unanimously, (5,0)

APPROVAL OF BILLS OVER $15,000

The Council reviewed the bills over $15,000, A motion to pay the bills was made by Councilman Brown and seconded by Councilman Griggs. The motion was put to a vote and passed unanimously, (5,0)

Date	Amount	Type	Description
08/11/2026	58,973.55	Bank Draft	CITY OF DUBLIN-WELLS FARGO CLAIMS ACCOUNT
08/11/2026	75,942.14	Bank Draft	CITY OF DUBLIN-WELLS FARGO CLAIMS ACCOUNT
08/10/2026	19,990.60	Bank Draft	EMPLOYEE BENEFIT MANAGEMENT SERVICES, LLC
08/10/2026	32,173.43	Check	LAND CARE SERVICES LLC
08/07/2026	400,000.00	Bank Draft	CASH TRANSFER
08/07/2026	250,000.00	Bank Draft	CASH TRANSFER
08/07/2026	41,727.06	Check	VISIT DUBLIN GA
08/07/2026	36,700.70	Check	RYLAND OIL COMPANY
08/07/2026	22,912.67	Check	LAURENS COUNTY LIBRARY
08/07/2026	41,727.06	Check	DUBLIN-LAURENS CO. RECREATION
08/07/2026	108,614.12	Check	DUBLIN BOARD OF EDUCATION
08/07/2026	20,863.56	Check	DOWNTOWN DEVELOPMENT AUTHORITY
08/05/2026	76,124.12	Bank Draft	INTERNAL REVENUE SERVICE
08/05/2026	46,445.24	Bank Draft	INTERNAL REVENUE SERVICE
08/05/2026	20,540.08	Bank Draft	DEPARTMENT OF REVENUE
08/05/2026	17,803.30	Bank Draft	INTERNAL REVENUE SERVICE
08/05/2026	130,110.21	Check	CITY OF DUBLIN-SELF INSURANCE FUND
08/04/2026	53,829.68	Bank Draft	STRATEGIC BENEFIT RESOURCES LLC
07/31/2026	166,579.25	Bank Draft	GMEBS-RETIREMENT TRUST FUND
07/31/2026	27,000.00	Check	CURTIS PERRY CONSTRUCTION INC.
07/31/2026	22,013.71	Check	CONSOLIDATED PIPE & SUPPLY COMPANY INC
07/31/2026	16,288.50	Check	TYLER TECHNOLOGIES INC.
07/31/2026	16,241.05	Check	MHC (MURPHY-HOFFMAN COMPANY LLC)
07/31/2026	275,739.95	Check	L&L UTILITIES, INC.
	1,978,339.98		

APPROVAL OF PUCHASES OVER $15, 000

City Manager Powell explained the following purchase requests:

Fire Hydrants - Water Department

During the past year in preparation for the budget, the engineering department took the list of hydrants in most need of replacement and did a worst-case scenario for each one on cost totaling $345,468 that was budgeted in the '24 SPLOST. There are several factors involved in the cost of replacing a fire hydrant, most notably whether there is a valve or valve to isolate the hydrant so it can be worked on. There are some that we believe have valves and some that we have already determined do not. The only way to determine this is to dig. Over time, fire hydrants experience corrosion, leaks, damaged operating components, poor drainage, and other deficiencies that can affect their ability to be dependable. We obtained a quote from Dublin Winwater Company for five hydrants that will be used in the replacement effort:

1) Academy @ Lovett and Tharpe Building;

2) South Jefferson Street near Hwy 19;

3) Southern Pines @ Paul Kennedy Spur;

4) Mimosa @ Moore; and

5) Riverview Golf near the #1 Tee.

The cost was $16,164.01. Staff recommend approval of this purchase. This will be paid from account #322-3520-541423 (Infrastructure).

A motion to approve was made by Councilperson Kolbie and seconded by Councilperson Godfrey. The motion was put to a vote and passed unanimously, (5,0)

SECOND READING AND PUBLIC HEARING ON ORDINANCE #26-08 TO ANNEX 0.50 ACRES PART OF PARCEL D04C 076

City Manager Powell explained that Earlwood Investments has applied for the annexation of a ½ acre property just off Industrial Blvd and Fairview Park Drive. The proposed use of the property is for a parking lot to serve the Pulmonology, Sleep, Asthma and Allergy Center of Dublin that fronts Fairview Park Drive. We've annexed a few of these parcels for this very same purpose (parking) as you can tell from the map below. The proposed zoning for the property (P) Professional zone that allows for an extension of the business and is consistent with the current uses in this area. This property was not included on our comprehensive plan for future land use map because it is currently in the county, but this supports the existing medical facility on Fairview Park. There is a thorough staff review of this annexation request in your materials, and I encourage you to review that document. The Planning Commission met on July 14th and unanimously recommended approval of this annexation request. This is the second reading and public hearing on this ordinance that will require a roll call to vote by council if a motion is made to act.

Mayor Kight closed the regular meeting and opened for public hearing. There being no public comments. Mayor Kight turned the matter back over to Council. A motion to approve was made by Council person Sara Kolbie and second by Councilman Brown. The motion was put to a vote and passed unanimously, (5,0)

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

Councilman Bill Brown, Yes

Council Member Tess Godfrey, Yes

Councilwoman Sara Kolbie, Yes

Councilman Paul Griggs, Yes

Councilman Brandon Chain, Yes

SECOND READING AND PUBLIC HEARING ON ORDINANCE #26-11 TO REZONE D15D 077 AND D15D 036 FROM R-3 (Multi-Family Residential) TO B-3 (Neighborhood Business)

City Manager Powell explained that this ordinance is to rezone tax parcel D15D-077, which is approximately .09 acres of property, and additionally tax parcel D15D-036, which is approximately .17 acres of property to B-3 Neighborhood Business use. The parcels are located on the corner of N. Decatur Street and East Mary Street. As a part of this rezoning, the property owner is combining the parcels into one for this use. The proposed specific use is reported to be a neighborhood barber shop. These properties are currently zoned for R-3 Multi-Family Residential use. There is a staff report analyzing this request in more detail that you should review. The Planning Commission met on July 14th to review this application and unanimously recommended the council approve this rezoning. This is the second reading and public hearing on this ordinance that will require a roll call to vote by council if a motion is made to act.

For the record, Councilman Bill Brown disclosed that he will be abstaining from acting on this item due to financial interest related to his employment.

Mayor Kight closed the regular meeting and opened for public hearing. There being no public comments. Mayor Kight turned the matter back over to Council. A motion to approve was made by Councilman Griggs and second by Councilperson Godfrey. The motion was put to a vote and passed unanimously, (4,0)

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

Councilman Bill Brown, Abstained

Council person Tess Godfrey, Yes

Council person Sara Kolbie, Yes

Councilman Paul Griggs, Yes

Councilman Brandon Chain, Yes

SECOND READING AND PUBLIC HEARING ON ORDINANCE #26-12 TO AMEND ORDINANCE RELATED TO CERTAIN WEEDS, GRASSES, AND PLANTS THAT ARE DECLARED A NUISANCE

City Manager Powell explained that we've been working on a draft of an ordinance that would streamline our nuisance actions a little better when it comes to enforcing the vegetation ordinance, which requires individuals to maintain their properties by cutting the grass and controlling weeds and other overgrowth. The current process has a two-step approach that is not practical to quickly address these matters. It currently could take 45 days or more to get someone to court or be able to do anything about the overgrown property. This updated ordinance makes clear it applies to all property in the city, it streamlines the notice/hearing process to reduce the number of days before the city can abate the nuisance and makes clear the city's right to seek costs from the property owner along with a civil penalty. Under this new ordinance, the city can abate the nuisance a10 days after the date of notice, which is the date the notice is personally served or notice deposited in the mail and posted on the property. This is the second reading and public hearing on this ordinance that will require a roll call to vote by council if a motion is made to act. There is a draft of what a sample notice and summons might look like in your materials. This is the form that will be used by staff to implement this ordinance and will be modified and adjusted as needed.

Mayor Kight closed the regular meeting and opened public hearing. The following were comments:

Ms. Jacqueline Wright, a resident of South Church Street, expressed concerns about infrastructure and property maintenance throughout Dublin. She highlighted blocked drains, overgrown vegetation, flooding in certain areas, and illegal dumping. Ms. Wright questioned responsibility for maintaining easements and drainage areas and encouraged the City to enforce property maintenance requirements consistently for both residential and commercial properties.

There being no further public comments; Mayor Kight turned the matter back over to Council. A motion to approve was made by Councilman Brown and second by Councilman Griggs. The motion was put to a vote and passed unanimously, (5,0)

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

Councilman Bill Brown, Yes

Council person Tess Godfrey, Yes

Council person Sara Kolbie, Yes

Councilman Paul Griggs, Yes

Councilman Brandon Chain, Yes

DISCUSSION AND ACTION ON RESOLUTION #26-48 TO APPROVE AN AGREEMENT WITH MOMENTUM TELECOM

City Manager Powell explained that we have been working on ways to provide redundancy for our fiber service that comes from Atlanta. Currently we have a line that runs to Atlanta, and this agreement will provide physical redundancy through a separate geographic route for stability in our service. If the line we currently have was damaged, we have no alternative path to connect with Atlanta. Momentum provides the physical distance desired and can deliver the number of gigabytes we need. They have provided us with a three-year service agreement that costs $28,860/per year. There is a one-time $500.00 circuit activation fee for the first year only. The total cost over the life of the agreement is $87,080. The yearly cost for FY'27 is $29,360. We budgeted $31,800 for this purchase, so we are covered. Staff recommend approval of this agreement. This purchase will be funded from Account #570-4750-531540 (Telecommunications - Broadband).

A motion to approve was made by Councilman Griggs and seconded by Councilman Brown. The motion was put to a vote and passed unanimously, (5,0)

DISCUSSION AND ACTION ON RESOLUTION #26-50 TO APPROVE A CONTRACT WITH 120WATER FOR REGULATORY COMPLIANCE SERVICES

City Manager Powell explained that 120 Water provides us with services to assist in generating the required lead and copper service line data for all services tied to our water utility system. This has been ongoing for two years since the EPA announced new regulations that require us to document and make certain communications regarding service lines. Those adjustments to the regulations are ongoing, and EPA continues to require additional work at the local level. We completed the initial inventory as of the October 2025 deadline but have around 1,200 unknown service lines in our system that will have to be manually dug up to determine the materials involved and categorize them and make the necessary reports. In the meantime, we are required to send out annual letters to all unknown service line residents. 120 Water is helping in this effort by ensuring we remain compliant with the regulations that are changing from year to year and that we make the appropriate reports. The total annual cost for their services is $20,280.00, which is $280 above the budgeted amount and will be paid out of the water fund. This is a professional service and will be paid out of Water Administration's Budget (Account #505-4410-521200). Staff recommend you approve the resolution which will authorize us to continue the services for the upcoming year.

A motion to approve was made by Councilman Griggs and seconded by Councilman Chain. The motion was put to a vote and passed unanimously, (5,0)

DISCUSSION AND ACTION ON RESOLUTION #26-51 TO APPROVE AND ACCEPT A FEE PROPOSAL WITH ENGINEERING DESIGN SERVICE FOR THE HEADWORKS IMPROVEMENT PROJECT AT THE WASTEWATER TREATMENT FACILITY WITH THOMAS AND HUTTON ENGINEERING

City Manager Powell explained that in June 2025 we were notified of the award of and have accepted the terms and conditions for a State Economic and Infrastructure Development (SEID) Grant in the amount of $500,000 and a required Grantee Match of $150,000. During budgeting for FY'27 we decided to use additional local funds to start making headway on the plant's needed improvements. We budgeted additional funds so that the total monies allocated to this project are $1,904,000. This includes the grant and the match, and the additional local funds. All of the local funds are coming from the '24 SPLOST. We bid out the engineering for this work, and Thomas and Hutton were the only firm to submit a proposal, and we have negotiated that proposal with them to $82,000, which includes some budget estimated costs. The work will consist of:

- General Consulting - $2,500 (Time & Expense Budget)
- Preliminary Design - $30,000 – Lump Sum
- Final Design - $23,000 – Lump Sum
- Permitting - $6,500 – Lump Sum
- Construction Phase Services - $18,000 – Lump Sum
- Reimbursable Expenses - $2,000 – (Time and Expense Budget)
- Additional Services – Unknown – Determined by their Rate Sheet in materials as needed.

We are working on what the exact scope of the project will include, we anticipate the replacement of both of our existing mechanical bar screens, including the mechanisms that clean them and operate them, as well as pumps, piping, electrical motors, and controls on at least two of the four influent pumps located at the head house of the wastewater treatment plant. This is one step in our multi-phased approach to improving the plant. Whether or not we proceed with the full scope of the project, having construction plans in place will be beneficial. Our ability to implement the entire scope of what is designed will be determined once bids are received for the construction and as funding allows. Staff recommends you approve the resolution to authorize the contract with Thomas and Hutton Engineering. This expense will be funded out of the '24 SPLOST Infrastructure-Wastewater Plant SEID Grant-Phase 1 (Account #: 322-4335-541433).

A motion to approve was made by Councilman Griggs and seconded by Councilman Brown. The motion was put to a vote and passed unanimously, (5,0)

CITIZENS COMMENTS

Ms. Jacqueline Wright discussed recent storm damage and water outage, expressing concerns about communication with residents. She recommended improving emergency notifications and establishing water distribution locations for future emergencies.

Ms. Vonda Morton spoke in opposition to data centers, citing concerns about environmental impacts, water resources, local hiring, and transparency. She urged City and County officials to address residents' concerns and provide assurance that no undisclosed agreements are in place.

Mr. Peter Lipsky expressed concerns about the lack of regulations for electric bicycles, particularly regarding safety and enforcement. He urged the City to consider regulations before a serious accident occurs.

DISCUSSION AND ACTION ON BOARD APPOINTMENTS

There were none.

STAFF COMMENTS:

City Clerk Dorothy Rozier, No comment.

City Attorney Duke Groover, No comment.

City Treasure Blake Daniels, No comment.

Council Comments:

Councilman Paul Griggs thanked everyone for coming and wished everyone **a** great weekend.

Councilman Brandon Chain had no comment.

Council person Tess Godfrey shared that the recent water main break and fire were concerning and caused her to worry about City employees and residents. She expressed appreciation for the staff's response and stated that their care and dedication to the city were evident.

Councilwoman Sara Kolbie addressed whether the recent water main break could have been prevented. She was advised that the break was caused by an undetectable crack in a 16-inch pipe and that City staff responded appropriately to the situation.

Councilman Bill Brownn echoed the previous comments and expressed appreciation for City employees, commending their response and efforts in addressing the recent incidents.

City Manager Powell acknowledged the public's desire for timely information during emergencies but explained that details may not always be immediately available or confirmed. He thanked residents for their patience and commended City staff for their response to the recent water main break and major fire.

Adjournment

There being no further business; the mayor adjourned the Council meeting at 12:49 p.m.

Bennie Jones, Mayor Pro Tem

CITY OF DUBLIN SEAL STATE OF GEORGIA

ATTEST:

Dorothy Rozier

Dorothy Rozier, City Clerk