

Dublin City Hall
September 17, 2026

The regular meeting of the Mayor and Council was held at Dublin City Hall on Thursday, September 17, 2026, at 12:05 p.m.

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

The invocation was given by Councilman Bennie Jones, followed by the Pledge of Allegiance.

Approval of September 3, 2026, Regular City Council Meeting Minutes

A motion to approve the minutes was made by Councilman Jones and seconded by Council person Godfrey. The motion was put to a vote and passed unanimously, (6,0)

APPROVAL OF BILLS OVER \$15,000

The Council reviewed the bills over \$15,000, A motion to pay the bills was made by Councilman Smith and seconded by Councilman Jones. The motion was put to a vote and passed unanimously, (6,0)

Date	Amount	Type	Description
09/08/2026	22,356.27	Bank Draft	CASH TRANSFER FOR REMAINING ARPA FUNDS
09/08/2026	31,460.81	Bank Draft	CITY OF DUBLIN-WELLS FARGO CLAIMS ACCOUNT
09/04/2026	131,064.51	Check	TOTAL EARTH SERVICES LLC
09/04/2026	17,495.85	Check	T. LAKE ENVIRONMENTAL DESIGN
09/04/2026	22,912.67	Check	LAURENS COUNTY LIBRARY
09/04/2026	186,460.00	Check	FAMILY FORD INC.
09/04/2026	28,235.00	Check	DIXIE LAWN AND LANDSCAPING INC.
09/04/2026	122,193.60	Check	AXON ENTERPRISE INC.
09/04/2026	15,000.00	Check	ABS, INC.
09/02/2026	18,307.62	Bank Draft	ONE AMERICA
09/02/2026	195,832.75	Bank Draft	GEORGIA INTERLOCAL RISK MANAGEMENT AGENCY
09/02/2026	74,350.14	Bank Draft	INTERNAL REVENUE SERVICE
09/02/2026	44,490.47	Bank Draft	INTERNAL REVENUE SERVICE
09/02/2026	19,912.79	Bank Draft	DEPARTMENT OF REVENUE
09/02/2026	17,388.54	Bank Draft	INTERNAL REVENUE SERVICE
09/02/2026	20,082.30	Bank Draft	EMPLOYEE BENEFIT MANAGEMENT SERVICES, LLC
09/02/2026	128,582.59	Check	CITY OF DUBLIN-SELF INSURANCE FUND
08/31/2026	166,579.25	Bank Draft	GMEBS-RETIREMENT TRUST FUND
08/31/2026	40,309.86	Bank Draft	CITY OF DUBLIN-WELLS FARGO CLAIMS ACCOUNT
08/28/2026	35,000.00	Check	UNIVERSITY OF GEORGIA
08/28/2026	520,860.49	Check	TOTAL EARTH SERVICES LLC
08/28/2026	47,689.78	Check	LAURENS COUNTY SWMA
1,906,565.29			

APPROVAL OF PURCHASES OVER \$15, 000

City Manager Powell explained the following two purchase requests:

2027 Freightliner Dump Truck - Public Works

We budgeted \$170,000 in '24 SPLOST funds to purchase a new dump truck for the Street Division of Public Works. This dump truck is used to haul large bulk supplies and materials for the street division of Public Works. The current truck is a 2000 Mac 600 Model truck that has become unreliable and has major transmission issues we do not believe are worth the money to incur. The recommended purchase is from Freightliner of Savannah for \$168,181 for a 2027 10-Wheeler Dump truck with a 16-foot dump body. The expected delivery time is 150-250 days after the date of purchase. You'll notice there are lower bids in the materials, but these are not recommended because they are either non-responsive (didn't meet specifications) or will not fulfill the goal of standardizing our fleet for maintenance purposes (Freightliner vs. International).

A motion to approve was made by Councilman Griggs and seconded by Councilman Jones. The motion was put to a vote and passed unanimously, (6,0)

SECOND READING AND PUBLIC HEARING ON ORDINANCE #26-09 TO AMEND THE HOTEL HEIGHT LIMIT REQUIREMENTS

City Manager Powell explained that our current zoning for B-2 districts restricts heights to 35 feet, requiring a variance each time. This ordinance would amend the height restriction for an I-16 interchange to up to 75 feet, which would allow for a hotel to proceed without having to first obtain a variance. The zoning board of appeals has expressed support for the council adopting this kind of amendment to the zoning code. The Planning Commission considered this amendment at their meeting on September 8th and recommended the council approve it. 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.

The mayor closed the council meeting and opened the floor for public comment. The following were public comments:

Jaqueline Jadon Wright, 511 South Church Street, asked for clarification regarding the B-2 zoning district and the proposed 35-foot height requirement. She also asked whether the provision applied to a specific hotel or motel and whether it would affect future hotel developments.

County Commissioner Brenda Chain asked whether the proposed ordinance would apply only to hotels or motels located along the interstate or also to developments located in the downtown area. She also questioned why the requirements could not apply to motels generally.

The mayor stated that the question would be addressed following the public's comments. The mayor closed the public hearing and

reopened the council meeting. Mayor Kight explained that the current 35-foot height limit applies to the B-2 Commercial District. Hotels exceeding the limit at I-16 interchanges have historically required a Zoning Appeals Board for variance, which can delay development. The proposed ordinance would apply only to hotels at I-16 interchanges; downtown hotels would remain subject to variance requirements and Historic Review Board approval.

A motion to approve was made by Councilman Griggs and seconded by Councilperson Godfrey. The motion was put to a vote and passed unanimously, (6,0)

Roll Call vote was given by Blake Daniels:

Councilman Bennie Jones, Yes

Council person Tess Godfrey, Yes

Council person Sara Kolbie, Yes

Councilman Paul Griggs, Yes

Councilman Chris Smith, Yes

Councilman Brandon Chain, Yes

SECOND READING AND PUBLIC HEARING ON ORDINANCE #26-13 TO AMEND THE FY '26 BUDGET

City Manager Powell explained that Ordinance No. 26-13, which amends the FY2026 budget for budgetary compliance. He stated that Mr. Daniels and the accounting team reviewed the records and presented the final FY2026 budget amendment, reducing total revenues and appropriations from \$90,039,104 to \$73,923,471. He requested Council adopt the ordinance on second reading.

The mayor closed the council meeting for public comment. There being none.

A motion to approve was made by Councilman Griggs and seconded by Councilman Chain. The motion was put to a vote and passed unanimously, (6,0)

Roll Call vote was given by Blake Daniels:

Councilman Bennie Jones, Yes

Council person Tess Godfrey, Yes

Council person Sara Kolbie, Yes

Councilman Paul Griggs, Yes

Councilman Chris Smith, Yes

Councilman Brandon Chain, Yes

FIRST READING ON ORDINANCE #26-14 TO REZONE D04C 074 FROM P-1 (Public) TO P (Professional)

City Manager Powell explained that Ordinance No. 26-14, which amends the Official Zoning Map of the City of Dublin, Georgia, to rezone approximately 0.47 acres located at Parcel D04C-074 from P-1 (Public) to P (Professional). He stated that the property, located directly across from Fairview Park Hospital, is proposed for professional office use, specifically a dental office. He explained that the current P-1 zoning is intended for governmental use and must be amended to accommodate the proposed professional office. The second reading and public hearing will be on October 1, 2026, at 5:30pm

FIRST READING ON ORDINANCE #26-15 TO REZONE PARCELS D04C 073 AND D04C 075 FROM P-1(Public) TO P (Professional)

City Manager Powell explained that the Zoning Map Amendment No. 26-15, a city-initiated rezoning resulting from the previous rezoning application. The amendment would rezone approximately 1.11 acres at 205 Industrial Boulevard (Parcel D04C-073) and 1.17 acres at 207 Industrial Boulevard (Parcel D04C-075) from P-1 (Public) to P (Professional) to allow professional services. He explained that existing professional offices were identified on properties currently zoned P-1 during staff's review of the previous rezoning request. The amendment would bring the properties into compliance with their existing professional office uses. The second reading and public hearing will be on October 1, 2026, at 5:30pm.

DISCUSSION AND ACTION ON RESOLUTION #26-52 TO ACCEPT AN AGREEMENT WITH BEARD EQUIPMENT LEASE FOR RIVERVIEW GOLF COURSE

City Manager Powell explained that this is a Resolution authorizing an agreement with Beard Equipment for the purchase and/or lease of up to ten pieces of equipment for Riverview Golf Course. He stated that the equipment was needed to support course maintenance and included greens mowers, a fairway mower, and other ancillary equipment. Staff recommended a 60-month lease with a \$1 buyout to provide predictable annual costs and avoid significant upfront expenditure. He stated that the resolution would authorize him to negotiate and execute the agreement.

A motion to approve was made by Councilman Jones and seconded by Council person Godfrey. The motion was put to a vote and passed unanimously, (6,0)

DISCUSSION AND ACTION ON RESOLUTION #26-57 TO AUTHORIZE A CONTRACT WITH ORION PLANNING & DESIGN GROUP FOR THE UNIFIED DEVELOPMENT ORDINANCE PROJECT

City Manager Powell explained that Resolution No. 26-57, authorizing the engagement of Orion Planning and Design for professional services related to the Unified Development Ordinance Project. He explained that the City's zoning code has not undergone a comprehensive overhaul in more than 50 years and contains outdated and complicated provisions. Following an RFQ

process involving nine firms, staff recommended Orion Planning and Design based on its expertise to assist with the project.

A motion to approve was made by Councilman Griggs and seconded by Councilman Smith. The motion was put to a vote and passed unanimously, (6,0)

DISCUSSION AND ACTION ON BOARD APPOINTMENTS

There were none.

CITIZENS COMMENTS

Curt Browning, Robertson Street, expressed concerns about speeding and excessive traffic on Robertson Street between Veterans Boulevard and Hodges Street. He stated that he has raised the issue for more than a year and requested speed bumps, a speed study, and additional signage to improve safety for residents and children in the area.

Jacqueline Denise Wright, South Church Street, thanked the Mayor and Council for their efforts to improve Dublin. She raised concerns regarding commercial property maintenance, including grass upkeep and the appearance of private parking lots and businesses. She also expressed concerns about accessibility at public buildings and requested that the City address ADA-related access issues for residents with disabilities.

Mr. Eugene Smith, a Dublin resident, asked whether residential properties currently zoned B-2 could be developed for residential use and whether apartment complexes are permitted within the B-2 zoning district. He requested clarification regarding the applicable zoning requirements.

STAFF COMMENTS:

City Clerk Dorothy Rozier, Absent.

City Attorney Duke Groover, No comment.

City Treasure Blake Daniels, No comment.

Council Comments:

Councilman Bennie announced an upcoming record restriction event on Saturday from 9:00 a.m. to 2:00 p.m. at the Oconee Gym. He stated that attendees may obtain criminal background checks from the Police Department and receive assistance from District Attorney's Office representatives. He noted that the event will serve Laurens, Twiggs, Johnson, and Troup Counties.

Council person Tess Godfrey, no comment

Councilman Paul Griggs, no comment

Councilman Chris Smith, thanked residents for attending and voicing their concerns. He welcomed the opportunity to return to Council and requested that the City Manager educate the public regarding the upcoming FLOST referendum and its importance, noting that it will appear on the ballot.

Councilman Brandon Chain thanked everyone for attending and raised concerns regarding the current 12:00 p.m. Council meeting time. He stated that constituents had expressed interest in returning meetings to 5:30 p.m. to allow greater public participation and the opportunity to speak in person.

Mayor Kight stated that the Council would discuss meeting times at the next meeting to ensure transparency and public participation. He announced that Council had agreed to adopt the full rollback millage rate, resulting in no increase in City of Dublin property taxes. He explained that the City's millage rate has decreased as the tax base has grown and introduced the City Manager to provide information regarding the upcoming FLOST referendum and its potential impact on City taxes.

Councilwoman Sara Kolbie, no comment

City Manager Powell provided an overview of the upcoming FLOST referendum, explaining that voters will decide whether to impose an additional one-cent sales tax to offset local property taxes. He stated that, if approved, the tax would take effect in January and could significantly reduce property tax obligations for local taxpayers. He explained that the tax revenue would be distributed among the City of Dublin, Laurens County, and other municipalities pursuant to an intergovernmental agreement, with the City potentially receiving sufficient revenue to offset its property tax bill. He announced two Constitution Day events in Dublin. She stated that the Tree Board, City Council, and other groups would plant a Franklinia tree at Mayor Grady Wright Park in recognition of Constitution Day. He also announced a Bells Across America celebration at Railroad Park at 3:45 p.m. and encouraged residents to participate.

Adjournment

There being no further business; the mayor adjourned the Council meeting at 12:52 p.m.



ATTEST


Dorothy Rozier, City Clerk


Joshua E. Kight, Mayor