

Dublin City Hall
September 3, 2026

The regular meeting of the Mayor and Council was held at Dublin City Hall on Thursday, September 3, 2026, at 5:37 p.m.

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

The invocation was given by Pastor Willie Paulke, followed by the Pledge of Allegiance.

SPECIAL PRESENTATION

Administration of the Oath of Office for the 2026-2027 Youth Council and Special Presentation by Youth Council Members on Upcoming Activities for the Year.

The new members and their schools and offices for the 2026-2027 year are:

Aiyanna Boston - DHS - Secretary / Mayor Pro Tem

Makaela Bridges - DHS - Historian

Kelis Lawrence - DHS - Mayor

Harmoni Walker - DHS - City Planner

Melina Watson - ELHS - Historian

Sydney Wyatt - DHS - Ward 1

Assata Diallo - DHS - At Large

Brenna Grimes - WLHS - City Manager

Kamia Hardy - DHS - Ward 3

Mariah Johnson - DHS - Ward 4

Zakaya Kennedy - DHS - Ward 1

Agnes Koranteng - DHS - Ward 2

Joel Koranteng - DHS - City Attorney

Sariah Lewis - WLHS - At Large

Jada Philyaw - WLHS - Historian

Nehemiah Snell - DHS - Historian

Brandi Bailey-Williams - WLHS - City Clerk

Ak'Kaylah Williams - WLHS - At Large

Many thanks to Regina McDaniel for leading the Youth Council and Dustyn Clements for their work to support the Youth Council. Also, Mayor Pro Tem and Bennie Jones.

Approval of August 20, 2026 Regular City Council Meeting Minutes

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

08/25/2026	23,760.89	Bank Draft	CITY OF DUBLIN-WELLS FARGO CLAIMS ACCOUNT
08/25/2026	16,197.74	Bank Draft	CITY OF DUBLIN-WELLS FARGO CLAIMS ACCOUNT
08/25/2026	32,960.00	Check	RYLAND OIL COMPANY
08/25/2026	26,848.75	Check	CARTER & SLOOPE CONSULTING ENGINEER
08/21/2026	1,743,031.28	Bank Draft	MUNICIPAL GAS AUTHORITY OF GEORGIA
08/21/2026	16,399.24	Bank Draft	MUNICIPAL GAS AUTHORITY OF GEORGIA
08/21/2026	146,347.30	Check	THOMAS & HUTTON ENGINEERING CO
08/21/2026	22,776.80	Check	ALTERRA NETWORKS LLC
08/20/2026	18,414.43	Bank Draft	ONE AMERICA
08/20/2026	38,796.26	Bank Draft	GEORGIA ENVIRONMENTAL FACILITIES AUTH.
08/19/2026	77,015.68	Bank Draft	INTERNAL REVENUE SERVICE
08/19/2026	45,445.65	Bank Draft	INTERNAL REVENUE SERVICE
08/19/2026	20,341.73	Bank Draft	DEPARTMENT OF REVENUE
08/19/2026	18,011.84	Bank Draft	INTERNAL REVENUE SERVICE
08/19/2026	145,381.85	Check	CITY OF DUBLIN-SELF INSURANCE FUND
08/18/2026	58,980.24	Bank Draft	CITY OF DUBLIN-WELLS FARGO CLAIMS ACCOUNT
08/17/2026	22,382.98	Check	UTILITIES, CITY OF DUBLIN
08/17/2026	103,831.69	Check	GA POWER COMPANY
08/14/2026	279,844.13	Check	TOTAL EARTH SERVICES LLC
08/14/2026	22,272.00	Check	TEEN CHALLENGE SOUTHEAST REGION - DUBLIN MEN'S
08/14/2026	18,274.44	Check	T. LAKE ENVIRONMENTAL DESIGN
08/14/2026	38,910.00	Check	PRESTIGE FABRICATION, LLC
08/14/2026	75,343.00	Check	HARDY CHEVROLET BUICK GMC
08/14/2026	133,000.00	Check	FLOCK SAFETY
08/14/2026	25,002.00	Check	DIXIE LAWN AND LANDSCAPING INC.
08/14/2026	30,000.00	Check	ABS, INC.
3,199,569.92			

APPROVAL OF PUCHASES OVER \$15, 000

City Manager Powell explained the following two purchase requests:

Pump In belt press and Digester Building - Water Department

We budgeted \$96,538 for a replacement 4-inch 7.5HP pump with motor, gearbox, and frame for the best press building and a replacement 6-inch 20HP rotor pump complete with motor, gearbox, & frame for the belt press building. These pumps are critical for the continued functioning of the wastewater treatment plant. Staff recommends you approve the

purchase of these pumps from Seal Distributors out of Sanford, FL for \$97,336, which is \$798 above budget and will be covered by other savings in the Water Fund. This purchase will be capitalized to Account 505-117500 (Capital Outlay Equipment), but the budgeted numbers can be found for each pump in GL account 505-4335-541400 (Infrastructure).

LUCAS CPR Device - Fire Department

The City received donated funds for the Fire Department from both Community Bank (\$10,000) and Fairview Park Hospital (\$10,237.77) for the department to purchase a LUCAS device to assist in life-saving efforts at cardiac arrest incidents. The fire department responds to and assists with approximately 70 cardiac arrest incidents each year and are oftentimes the first ones to arrive on scene. These devices take over chest compressions providing consistent depth and rate of compressions so that first responders can focus on airway management and increase the likelihood of patient survival. We have LUCAS devices at Southside and Shamrock Stations, and this purchase will be located at Northside Station. Staff recommends purchasing this device from Stryker for \$20,237.77.

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

FIRST READING 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. We've received four height limit variances in the last 18 months, and they relate to potential hotel developments in the I-16 interchange. 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 approved all four of the height limit variances and has expressed support for the council making this kind of amendment to the zoning code. The Planning Commission will consider this amendment at their meeting on September 8th. The second reading will be scheduled for September 17th at noon.

FIRST READING ON ORDINANCE #26-13 TO AMEND FY' 26 BUDGET

City Manager Powell explained that this budget amendment's sole purpose is to ensure we comply with state law, which applies only to the governmental funds (General, Special Revenue, and Capital Projects) and proprietary funds are included for management purposes only. This is not a final reflection of the financial performance for FY' 26 as we continue to work through the year-end close process internally. The process of our FY' 26 audit has just begun, and we will not have final numbers until the audit is released in late 2026. For this amendment, please remember revenues are budgeted by source and expenditures at the department level, and budget revisions at this level are subject to final review by the council, which

is the purpose of this amendment. This is the first reading of this budget amendment. The second reading and public hearing will be held at the September 17th council meeting at 12:00Noon.

DISCUSSION AND ACTION ON RESOLUTION #26-45 TO AMEND THE FEE SCHEDULE RELATED TO ROLL OFF RATES

After the passage of the FY'27 Budget, the Solid Waste Management Authority increased their tipping fees county-wide. Those changes are as follows:

2027 Proposed tipping fees		
	Current	Proposed
MSW	\$ 35.25	\$ 37.00
C&D	\$ 28.25	\$ 32.50
Inert	\$ 17.50	\$ 17.50
Yardwaste	\$ 12.50	\$ 15.00
Asbestos *	\$ 31.25	\$ 36.00
Contaminated Soil *	\$ 48.25	\$ 51.00
Tires	\$ 200.00	\$ 200.00
Food residuals	\$ 35.25	\$ 37.00
Biosolids	\$ 35.25	\$ 37.00
Single Stream	\$ 20.00	\$ 20.00
Minimum	n/a	\$ 20.00

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

DISCUSSION AND ACTION ON RESOLUTION #26-47 TO APPROVE THE TERMS FOR PROPOSAL FROM CEMSITES CEMETERY SOFTWARE

City Manager Powell explained that we budgeted to secure software to use for the cemetery that would allow us to document the graves on site, provide digital mapping of the cemeteries, and provide details on what is available for sale. We will also be able to upload paper records associated with each space. We budgeted \$24,000 for the implementation of this software and an additional \$1,600 for the ongoing software service. The implementation cost is \$14,000 from CemSites and the ongoing annual license is \$2,695, which will include all three cemeteries of the city. Staff recommend approving the resolution to authorize this contract.

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)

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

Council person Kolbie made a motion to table this item until September 17th meeting; it was seconded by Councilman Griggs. The motion was put to a vote and passed unanimously, (6,0)

DISCUSSION AND ACTION ON RESOLUTION #26-53 TO AUTHORIZE THE INITIAL PROJECT ASSESSMENT SUBMISSION FOR THE RURAL WORKFORCE HOUSING GRANT

City Manager Powell explained that this resolution will authorize staff to submit the necessary documentation to the Department of Community Affairs to notify them of our intention to submit a future grant application for the workforce housing grant. This is called an Initial Project Assessment. This is a prerequisite for us to submit a formal grant application. We will submit for council approval the full grant application at a future meeting. We hope to have a developer agreement and grant application that outlines the distribution of grant funds, responsible parties for the local match, and approved concept plan, among other items. We are going to work diligently to get this ready in time for the October 9th grant application deadline, but it is possible we have to defer to a later grant cycle (in the Spring). The total grant amount is \$2,500,000, and the expected local match is \$375,000, which we may contract to be the responsibility of the developer/builder, or we may cover it ourselves. The \$2,500,000 is to cover infrastructure, including water, sewer, road, and drainage construction. It does not cover natural gas or fiber, but we plan to install these utilities separately to serve this neighborhood, and the agreement will require a certain number of gas tips in each home constructed.

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

DISCUSSION AND ACTION ON RESOLUTION #26-54 TO AUTHORIZE AN AMENDMENT TO THE CONTRACT WITH DUBLIN CONSTRUCTION COMPANY FOR THE PURPOSE OF ESTABLISHING A GUARANTEED MAXIMUM PRICE FOR THE STREET DIVISION FACILITY ON MADISON STREET.

City Manager Powell explained that we've been working with the Facilities Committee, staff, our architect, and Dublin Construction Company to finalize the plans for the street division facility. The former "Cotton Warehouse" as we've called it, will be skinned down to its bones. A new roof installed, built out office, shop, and storage space, dedicated parking for employees, fencing around the perimeter, lighting, access control, and cameras. The plans also include a gas-powered generator sufficient to power the building in the event of a major event, so our staff will have the power to function as needed. The GMP submitted by Dublin Construction is \$3,240,532 and the expected construction time is 6 months from the date of work commenced. We have earmarked a total of \$3,726,372 from the '24 SPLOST for this project. The project cost breakdown so far is as follows:

Survey: \$5,440

Architect: \$145,900 fixed fee (Plus reimbursables - estimated \$1,000)

Asbestos Testing: \$32.00

Contractor (GMP): \$3,240,532

Total: \$3,392,904

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

DISCUSSION AND ACTION ON RESOLUTION #26-55 TO AUTHORIZE AN AGREEMENT WITH WOMEN IN NEED OF GOD'S SHELTER (WINGS) FOR THE LEASE OF CITY PROPERTY.

City Manager Powell explained that we have been working on getting agreements up to date with all entities that are currently using city property. Wings' facility is city-owned, and Wings has been in that building for many years. WINGS aids women and children who have suffered in an abusive relationship. The agreement provides Wings responsible for the utilities and general maintenance of the facility. The agreement is on a one-year term with a required 60-day notice of non-renewal, otherwise it will renew for successive one-year terms.

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)

DISCUSSION AND ACTION ON RESOLUTION #26-56 TO AUTHORIZE THE APPLICATION OF A SAFETY GRANT WITH GEORGIA MUNICIPAL ASSOCIATION

City Manager Powell explained that we prepared an application for up to \$20,000 in the form of a safety grant through GMA for the purpose of installing cameras in city vehicles. We intend to secure AI powered dash cams for city vehicles to help with fleet tracking and documentation in the event of an incident, and it will also be used for employee training to ensure safe driving practices. The grant documentation is completed through an online portal, that has been directed to my office, so I am asking for authority to electronically accept the terms of the grant via this resolution and authorize the application and administration if awarded. Staff recommends you approve the resolution to authorize the acceptance of the grant.

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

DISCUSSION AND ACTION ON BOARD APPOINTMENTS

Mayor Pro Tem Bennie Jones explained that the mayor recommended the reappointment of Lucas Cowart and Derek Johnson to the Downtown Development Authority. Both individuals have been active and helpful members of the board and indicated their willingness to serve an additional term.

Derek Johnson and Lucas Cowart terms expired on 4/30/2026 (they continue to serve until a replacement is appointed). Their new terms will run from 5/1/2026 until 4/30/2030.

The mayor also recommended the reappointment of Tami Wavrick to the Tourism Council. Ms. Womack has served as an important

connection between the Tourism Council and the St. Patrick's Festival Committee and expressed her willingness to serve an additional term.

Tami Wavrick's current term expires on October 31, 2026. This would be a renewal that will run from November 1, 2026, until October 31, 2030 (4-year term)

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

CITIZENS COMMENTS

Pastor Jamie Paulke thanked Chief Moon for his involvement with the Men Up Mentor Initiative and his willingness to personally connect with and mentor young men in the community. He also thanked the Mayor, City Council, and the city for supporting positive relationships between community leaders and youth. In closing, he recognized September as Prostate Cancer Awareness Month and encouraged individuals to know their family history and health risks.

Melody Smith announced the Liberty Trees for America's 250th tree planting event scheduled for September 17, Constitution Day. Three Franklania trees, named in honor of Benjamin Franklin, will be planted in the City of Dublin. She invited the Mayor, Council, and community to attend the significant event, which will also feature a retired University of Georgia professor and national expert on Franklania trees as the guest speaker.

Rae S. Bloodworth a city resident, expressed concerns regarding the use of Flock cameras. She stated that although he initially supported the cameras as a public safety tool, she now has concerns about access to the information collected, how the information is shared, and the protections in place. She stated that he submitted an open records request to better understand how the system is being used and asked the Council to review his concerns and keep the public informed.

STAFF COMMENTS:

City Clerk Dorothy Rozier, No comment.

City Attorney Duke Groover, No comment.

City Treasure Blake Daniels, No comment.

Council Comments:

Councilman Brandon Chain thanked Youth Council for their interest in learning more about being future officials and thanked everyone for coming out.

Councilman Paul Griggs thanked everyone for coming and congratulated the Youth Council.

Councilwoman Sara Kolbie congratulated the newly appointed and reappointed board members and emphasized the importance of

community service and volunteerism. She highlighted the various ways the city supports nonprofit and community organizations, including providing facilities and resources that benefit the community. She also invited the public to attend First Friday activities and encouraged everyone to have a safe Labor Day weekend.

Council person Tess Godfrey thanked everyone for attending and expressed appreciation to the youth who participated in the community cleanup near the Oconee Gym, Oconee Street despite the hot weather. She also thanked Pastor Paulke for his remarks about Chief Moon and invited the community to attend the local high school football game on Friday night, which coincides with her 40-year class reunion.

Councilman Bill Brown thanked everyone for attending and expressed appreciation to the citizens who spoke during the meeting. He also recognized the community's investment in its youth and thanked the Youth Council for its involvement and commitment to serving the community. He concluded by offering the City's support in helping the Youth Council and young people contribute to the continued prosperity of the community.

City Manager Powell thanked Regina McDaniel and Dustin Clements for their service and involvement with the Youth Council. He also commended the Youth Council for its impressive presentation and recognized the members for balancing their community involvement with their school activities.

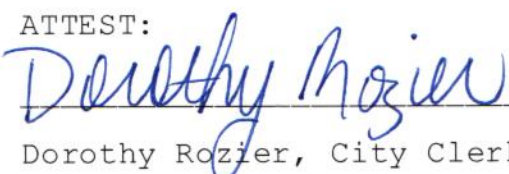
Mayor Pro Tem Bennie Jones encouraged the Youth Council to stay involved in the community and reminded them that their opinions and leadership can make a difference. He also shared information about an upcoming expungement workshop and encouraged eligible individuals to take advantage of the opportunity.

Adjournment

There being no further business; the mayor adjourned the Council meeting at 6:26 p.m.




Joshua E. Kight, Mayor

ATTEST:

Dorothy Rozier, City Clerk