

The regular meeting of the Mayor and Council was held at Dublin City Hall on Thursday, March 5, at 5:33 p.m.

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 Councilman Bennie Jones, followed by the Pledge of Allegiance to the flag.

Mayor Kight called the meeting to order and welcomed those in attendance at the first City Council meeting for the month of March. He noted that spring weather is beginning to appear and commented that the community is looking forward to the St. Patrick's festivities that have already begun and will continue throughout the month.

The mayor then proceeded to the agenda items. The first item was the approval of the February 19, 2026 City Council meeting minutes.

Approval of February 19, 2026 City Council Meeting Minutes

A motion was made by Councilman Paul Griggs and seconded by Councilperson Sara Kolbie to approve the February 19, 2026 City Council meeting minutes. The motion carried unanimously (7-0).

APPROVAL OF BILLS OVER \$15,000

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

Amount	Type	Description	Payable Information
1,614,498.27	Bank Draft	MUNICIPAL GAS AUTHORITY OF GEORGIA	January 2026 Gas Purchase
36,893.25	Bank Draft	GEORGIA ENVIRONMENTAL FACILITIES AUTH.	GEFA Loan Payments
29,483.28	Bank Draft	MUNICIPAL GAS AUTHORITY OF GEORGIA	January 2026 Gas Purchase
38,005.00	Check	HARDY CHEVROLET BUICK GMC	2025 Chevrolet Traverse-CSU
526,039.21	Check	REEVES CONSTRUCTION COMPANY	2025 Street Resurfacing
176,715.44	Check	PRIDE CONTRACTING, INC.	Madison Street Streetscape Project
99,321.53	Check	GA POWER COMPANY	January 2026 Electricity Billing
20,330.00	Check	FORESITE GROUP, LLC	Development of Safety Action Plan-SS4A Grant
62,025.00	Check	DUBLIN CONSTRUCTION CO., INC.	Roof Replacement on DNG Facility
63,805.00	Check	DOWNTOWN DEVELOPMENT AUTHORITY	Special Projects and Roof Repair Appropriations
50,004.00	Check	DIXIE LAWN AND LANDSCAPING INC.	Landscaping & Lawncare for Parks
71,920.22	Bank Draft	INTERNAL REVENUE SERVICE	Payroll Taxes
40,702.11	Bank Draft	INTERNAL REVENUE SERVICE	Payroll Taxes

21,010.10	Bank Draft	DEPARTMENT OF REVENUE	Payroll Taxes
16,820.04	Bank Draft	INTERNAL REVENUE SERVICE	Payroll Taxes
138,392.53	Check	CITY OF DUBLIN-SELF INSURANCE FUND	Health Insurance Contributions
27,084.06	Bank Draft	GEORGIA DEPARTMENT OF REVENUE	Sales Tax Payment
18,093.09	Bank Draft	ONE AMERICA	Insurance Premiums
17,196.73	Check	UTILITIES, CITY OF DUBLIN	Utility Payments
16,920.00	Check	TEEN CHALLENGE SOUTHEAST REGION - DUBLIN MEN'S	Litter Pick Up
41,481.78	Check	RYLAND OIL COMPANY	Fuel Purchase
39,400.00	Check	OLDE SOUTH CONTRACTORS LLC	Roof Replacement-Oconee Cultural Center
43,098.97	Check	LAURENS COUNTY SWMA	January 2026 Landfill Fees
22,365.50	Check	LAURENS COUNTY LIBRARY	Annual Appropriation
50,000.00	Check	FLOCK SAFETY	Flock Safety LPR
24,133.00	Check	CARTER & SLOOPE CONSULTING ENGINEER	Dublin Sewer Rehabilitation
15,000.00	Check	ABS, INC.	Program for Trickling Filters
3,320,738.11			

APPROVAL OF PURCHASES OVER \$15,000

a. DetectaChem Apex Raman Drug Spectrometer-Police

City Manager Powell explained that the police department is requesting approval for a device that would be new to the department and would assist them with drug investigations. It is a spectrometer that has the capability to determine the type of drug within a plastic bag or container without having to remove or handle the drug for sampling. This device will help officers determine the type of drug they may be dealing with without having to expose themselves to the materials, which in many cases these days is laced with fentanyl. This purchase is for an Apex Raman Spectrometer from Detectachem out of Sugar Land, Texas for \$35,900. This purchase was not budgeted, but we have Opioid Settlement funds we would like to use to cover the cost, which is an appropriate use of those settlement funds. The account number is 213-3222-542500 (Opioid Settlement Fund - Other Equipment).

A motion was made by Councilman Jones to approve the purchase. The motion was seconded by Councilperson Godfrey and carried unanimously, 7-0.

b. Quail Hollow Liftstation- Water Construction

City Manager Powell explained that the sewer lift station at Quail Hollow suffered a pump failure a little while back, and we have already purchased replacement pumps. These pumps are located down at the bottom of the

station and must be raised with a rail system to get them out for repairs/replacement. The rail system and electrical system at this pump station were first installed in the 1980s and now need to be replaced to function properly. There are two vendors/quotes involved in this purchase. The first is from DW Industrial, LLC out of Hawkinsville, Georgia for electrical work to replace the main breaker panel at this lift station. The cost is \$16,600. The second is from Southern Diversified Services out of Wrightsville, Georgia to remove and replace the rail system, pump bases, and perform other related work as itemized on their quote. The cost of these services is \$17,620. The total cost for this project is \$34,220.00. This was not budgeted, but we will capitalize the purchase to Account #505-117501 Capital Outlay Acquisition and Construction - Water Fund.

A motion was made by Councilman Jones to approve the purchase. The motion was seconded by Councilperson Godfrey and carried unanimously, 7-0.

SECOND READING AND PUBLIC HEARING ON ORDINANCE #26-02 TO AMEND ORDINANCE REGARDING FIRE SAFETY FOR MOBILE FOOD SERVICE UNITS

City Manager Powell completed the second reading.

He also went on to share that we first adopted a food truck ordinance in 2019 and the ordinance included limited specific state fire code references. The state fire code covers food trucks and is enforceable. The state fire code requires gas lines to be checked and inspected by an independent third-party company. The cost of this service ranges from \$165 to \$350. Regardless of approval of this ordinance, this requirement is enforceable via state fire code. The recommended adjustments to this section of our code are to clean up the language and remove any misleading provisions; such amendments simply state that the state fire code applies and clarifies that annual fire inspections are required for those with occupation tax certificates issued by the City of Dublin. Staff further recommends disclosing and indicating that in this section. The new recommended language is as follows:

"All mobile food service units subject to an occupation tax certificate issued by the City shall be inspected by the Fire Inspector annually and shall be in compliance with all applicable fire codes adopted by the City of Dublin to operate within the city limits of Dublin."

Mayor Kight inquired whether the proposed requirements included any new or additional provisions beyond what is currently required at the state level. He noted that further clarification had been requested and asked staff to confirm whether the measure simply increased transparency regarding existing state fire code requirements.

Staff responded that the proposal did not introduce any new or additional requirements but was intended to increase

transparency regarding what is already required under the state fire code.

Mayor Kight then asked if there were any additional questions for staff regarding the matter.

City Manager Powell explained that the State Fire Code had previously been amended to include provisions requiring third-party inspections for certain equipment. He noted that the city has adopted the State Fire Code as amended, meaning that any updates or amendments to the State Fire Code are automatically adopted by the city.

Councilman Chris Smith discussed the importance of ensuring that individuals subject to these inspections are informed about available service providers. Staff confirmed that the City would compile a list of local companies that perform the required third-party inspections. It was noted that this requirement applies, for example, to food trucks utilizing propane tanks or other fuel systems, where the piping must be inspected by a certified third-party company. The list will be provided to applicable vendors to assist with compliance.

Mayor Kight summarized the discussion, noting that the third-party inspection requirement is mandated by the State. He stated that while the requirement is set at the state level, the City can assist small businesses by making the process easier through providing resources, including information on where required inspections can be obtained.

Mayor Kight then asked if there were any additional questions from the Council. Hearing none, he announced the close of the City Council meeting and opened a public hearing to receive public comments regarding the proposed fire safety for mobile food service units.

Mayor Kight invited anyone present who wished to comment on the ordinance to come forward at that time.

Mayor Kight noted that no members of the public came forward to speak regarding the proposed ordinance. He then closed the public hearing and returned the matter to the Council for consideration and action.

Councilman Chris Smith made a motion to amend the ordinance. The motion was seconded by Councilman Brown. Mayor Kight then requested City Clerk Dorothy Rozier to call the roll.

Councilman Bill Brown voted, Yes

Councilman Bennie Jones voted, Yes

Councilperson Tess Godfrey voted, Yes

Councilperson Sara Kolbie voted, Yes

Councilman Paul Griggs voted, Yes

Councilman Chris Smith voted, Yes

Councilman Brandon Chain voted, Yes

Following the roll call vote, all council members present voted in favor. The motion carried unanimously, and the ordinance was approved by a vote of 7-0.

FIRST READING ON ORDINANCE #26-03 TO AMEND THE FY'26 BUDGET

City Manager Powell explained the purpose of this amendment is to ensure budgetary compliance and provide greater transparency of the city's fiscal operations. As described in Note 2 of the Financial Statements, Stewardship, Compliance and Accountability, each fund's appropriated budget is prepared on a department level. Revenues are budgeted by source. Expenditures are budgeted by departments, which constitutes the legal level of control. Expenditures may not exceed appropriations at the department level. All budget revisions at this level are subject to final review by the city council.

The primary factors for this budget adjustment are attributable to additional year-to-date revenues recognized in the General Fund through Local Option Sales Tax, Insurance Premium Tax, Franchise Tax-Electric, HEAT Grant and Interest Income. Likewise, actual expenditures of the General Fund vary from budgeted amounts due to payroll savings realized through position vacancies, the LMIG activity reclassification, and costs associated with the completion of the Oconee Gym Project. Adjustments to Special Revenue Funds are primarily attributable to grant related activities, the addition of a separate fund to account for monies related to LMIG, and the completion of the Madison Street Project. The changes to Capital Project Funds are due to project cost variations since the original budget was adopted, as well as new projects added during the current fiscal year. Enterprise Fund adjustments include year-to-date revenues compared to budgeted amounts recognized through rate increases in the Water and Sewer Fund. Expense fluctuations are mainly due to payroll savings in vacant positions along with timing differences between budgeted and actual project costs. Finally, that portion of committed fund balance reserved for encumbrances at the end of FY2025 is included in the budget adjustment for each fund, if applicable. This is the first reading of the first FY'26 Budget Amendment of the fiscal year. The second reading and public hearing will be at our March 19th City Council meeting.

Mayor Kight stated that the City is approximately seven months into the current fiscal year and that the proposed amendments are intended to provide a more accurate reflection of the City's financial position. He stated that budgets are initially adopted based on projections, but adjustments are often necessary as the year progresses due to changes such as unfilled positions, increased revenues, or other financial developments.

Mayor Kight noted that the city is currently performing better than anticipated, with revenues exceeding projections by approximately \$1 million. He attributed this to higher-than-

expected revenues from sources including sales taxes, insurance premium taxes, franchise fees, additional grant funding, and interest earned on City funds held in interest-bearing accounts.

He further stated that Mr. Daniels had provided Council with a comprehensive list of the proposed budget amendments. Mayor Kight then asked if any Council members had questions for Mr. Daniels or Mr. Powell.

Mayor Kight concluded by noting that this item represented the first reading of the budget amendment ordinance. He explained that because budget amendments are adopted by ordinance, they require two readings and a public hearing. A public hearing and vote on the ordinance will take place at the next City Council meeting.

DISCUSSION AND ACTION ON RESOLUTION #26-14 TO ACCEPT THE TERMS AND CONDITIONS WITH THOMAS AND HUTTON FOR CEI SERVICES FOR THE CLAXTON DAIRY/WOODLAWN ROUNDABOUT

Mayor Kight introduced Agenda Item 6, noting that the matter had been discussed during pre-council. He called for a motion regarding the item.

Councilman Chris Smith made a motion to table the item until the next City Council meeting. The motion was seconded by Councilperson Kolbie.

Mayor Kight explained that tabling the item would provide an opportunity to review the contract terms more closely for the benefit of the public.

With no further discussion, Mayor Kight called for a vote. The motion to table carried unanimously, 7-0 and the matter will be addressed at the next City Council meeting.

DISCUSSION AND ACTION ON RESOLUTION #26-15 TO ACCEPT THE TERMS AND CONDITIONS WITH DUBLIN CONSTRUCTION COMPANY FOR WORK ON STUBBS PARK STAGE AND BRIDGE REBUILD

City Manager Powell explained that we submitted to FEMA/GEMA for the damage from Hurricane Helene to the stage and bridge located in Stubbs Park. To restore these structures, we have solicited bids and received two for the construction of both. Staff recommends you approve Dublin Construction Company for this project for \$42,903, of which \$6,435.45 will be our responsibility; \$4,290.30 will be covered by GEMA; and \$32,177.25 will be reimbursed through FEMA. Although we may have alternative long-term plans for Stubbs Park, we currently do not have funding for any substantial improvements to Stubbs and would like to restore what was previously in the park until final plans are made and funding is available, which may be a number of years from now. This will be paid out of the General Fund, but, as mentioned above, we will be reimbursed. This will come from Account #100-6223-541217 (Site Improvements - Park Areas - Stubbs Park)

Mayor Kight commented that it is beneficial when the City can obtain grant funding for projects such as this. He noted that

while the damage caused by large trees to the stage was unfortunate, the grant provides an opportunity to restore the stage.

Councilman Brown made a motion to proceed with the project, which was seconded by Councilman Jones. Mayor Kight called for a vote. The motion carried unanimously. 7-0

DISCUSSION AND ACTION ON RESOLUTION #26-16 TO APPROVE THE ENGAGEMENT OF GARBUTT CONSTRUCTION COMPANY AS THE CONSTRUCTION MANAGER AT RISK FOR THE WATER WORKS BUILDING

City Manager Powell explained that we solicited qualifications for a construction manager at risk for the repairs and renovations needed at the Ground Water Plant on Madison Street. Our Architect helped us through this process, and a committee of staff reviewed the qualifications and interviewed two firms (there was a third, but they dropped out before the interviews). The recommendation is to authorize a contract with Garbutt Construction Company for their experience with historic buildings as well as their fee proposal for their services, which is \$9,411.75 for pre-construction services, and General Conditions fee of \$14,852.34 per month not to exceed \$118,818.71 and 4% for their services fee as a percentage of the project cost. The resolution in your materials authorizes a contract with Garbutt Construction and authorizes the City Manager to see the project through completion and approve any necessary modifications to the agreement. This will be paid from the 2018 SPLOST Account #320-4430-541314 - Buildings and Building Improvements - GWP. Staff recommends you approve the resolution.

Mayor Kight summarized the purpose of the proposed construction management contract, explaining that the City has been moving toward the Construction Manager at Risk (CMAR) process. He noted that this approach involves bringing a construction company into a project before plans are finalized, allowing the contractor to work with architects to identify potential cost savings. This contrasts with the traditional method, where contractors review completed plans and identify savings opportunities after the fact.

Council discussion included a review of outstanding punch list items at the Oconee Gym with Garbutt Construction. It was clarified that these items would be completed before the City formally enters the new contract. Mayor Kight explained the procedural steps: Council authorization allows staff to negotiate contract details, after which the mayor signs the finalized contract on behalf of the City.

Councilperson Kolbie made a motion to approve the contract, which was seconded by Councilman Chain. The motion carried unanimously. 7-0

DISCUSSION AND ACTION ON DECLARATION OF SURPLUS

City Manager Powell explained the following vehicles, equipment, and items are being submitted to Mayor and Council for the surplus declaration:

1.) Lot of AR-15 stocks (government issue)-Police

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

A motion was made by Councilman Jones and seconded by Councilman Smith. Mayor Kight called for a vote. All council members present voted in favor, and the motion carried unanimously. 7-0

Mayor Kight announced that an executive session would be held following the regular meeting to discuss real estate and personnel matters. He emphasized that citizens present would have the opportunity to provide comments before the executive session, ensuring public input without requiring attendees to wait until the executive session concluded.

CITIZENS COMMENTS

Mr. Avenugent Rosenberger, resident of 823 North Church Street, Dublin, GA. 31021. He addressed the Council to propose hosting a carnival. The resident noted that they had prepared a safety plan on CD inspired by movement of park carnivals and offered to provide a copy to the City Clerk or the City Parks Manager.

The resident also raised a safety concern regarding the ramps at Stubbs Park, recalling a previous injury as a child caused by a protruding nail, and requested that the city ensure the ramps are properly maintained.

The resident introduced themselves as a new member of the community, having lived in Dublin for approximately a year and a half, and expressed appreciation to the City Council for their service.

Mayor Kight acknowledged the issue with the ramp at Stubbs Park, confirmed that a contractor has been contacted to fix it, and expressed appreciation for feedback.

Erilyn Erickson, who works for Visit Dublin, Georgia and is part of the Leadership Dublin Lawrence class, highlighted the importance of community pride and cleanliness in Dublin, especially downtown, which is the city's "face" to visitors. She noted that last March, Dublin attracted 338,000 out-of-market visitors, and this month will host 150 Leadership Georgia participants during Super Saturday. Concerned about litter, she organized a downtown trash pickup with her leadership class and Keep Dublin Lawrence Beautiful, aiming to continue the effort twice a month. Erickson encouraged community leaders and citizens alike to take pride in Dublin, keep the city clean, and actively participate in maintaining a welcoming environment for visitors. The group previously met at 5:45 PM, but Erickson suggested moving future meetings to 5:30 PM to accommodate work

schedules. The cleanup lasted one hour, limited by daylight and the small number of participants (five), which restricted the areas they could cover. She hopes to involve more volunteers in future sessions to tackle more areas, and once downtown is sufficiently maintained, the effort could expand to other parts of the city monthly.

STAFF AND COUNCIL COMMENTS

City Attorney Duke Groover: Absent

City Clerk Dorothy Rozier: No comment

City Treasurer Blake Daniels: No Comment

Council Comments

Councilman Bill Brown

He thanked attendees, encouraged everyone to participate in the ongoing activities for a rewarding experience, and noted that daylight saving time this weekend will provide more daylight.

Councilman Bennie Jones

He thanked attendees for coming, acknowledged the arrival of spring weather, and reminded everyone to be mindful of seasonal allergies.

Councilperson Tess Godfrey

She expressed excitement about the cleanup efforts and confirmed he will participate. She shared a message from Elaine Berry about the Greatest America Cleanup for the Oconee Alumni Association, scheduled April 4-11 and encouraged teams from all four wards to get involved for maximum impact.

Councilperson Sara Kolbie

She thanked Arilyn for her hard work at the Visitors Center and with Keep Dublin-Laurens Beautiful, emphasizing that litter is an ongoing issue that requires continuous attention, including preventing trash from flying out of pickup trucks. He mentioned upcoming events, including the Irish Ramble on March 28, a statewide fundraiser for the Historic Landscape Preservation Grant, and the visit of Dublin's sister city delegation from Osaki, Japan, March 25-29, encouraging residents to welcome the visitors.

Councilman Brandon Chain

Councilman Chain had no comments.

Councilman Chris Smith

Councilman Smith thanked attendees, reminded everyone to stay safe during the upcoming week's festivities and to avoid drinking and driving, and highlighted Susie Dasher's Career Day, encouraging participation to inspire students interested in careers in city leadership.

Councilman Paul Griggs

Councilman Griggs had no comments.

City Manager Josh Powell

City Manager Powell had no comments.

Mayor Kight welcomed a motion from Council to adjourn to executive session. The motion was made by Councilman Brown and seconded by Councilman Smith.

Adjournment

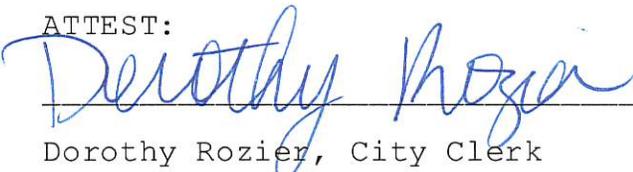
There being no further business to come before the Council; Mayor Joshua Kight adjourned the meeting at 6:03 p.m. to enter Executive Session.

The Executive Session concluded at 6:38 p.m. With no further action taken by the Council, the meeting concluded at 6:40 p.m.



Joshua E. Kight, Mayor

ATTEST:



Dorothy Rozier, City Clerk

