

The regular meeting of the Mayor and Council was held at Dublin City Hall on Thursday, April 16, 2026 at 12: 03 p.m.

Mayor Joshua Kight called the meeting to order. Council members Bill Brown, Bennie Jones, Tess Godfrey, Sara Kolbie, Chris Smith, Brandon Chain, and Paul Griggs. The invocation was given by Councilperson Sara Kolbie, followed by the Pledge of Allegiance.

The mayor welcomed attendees to the City Council meeting and noted that representatives from the Land Bank Authority, the Dublin Downtown Development Authority, and Visit Dublin were present to provide special presentations later in the meeting. He stated that, prior to those presentations, the Council would address regular business items.

The mayor introduced the first item of business, which was the approval of the minutes from the April 2, 2026, City Council meeting. He asked if there were any questions for staff regarding the minutes; none were raised.

Approval of April 5, 2026, City Council Meeting Minutes

A motion to approve the minutes was made by Councilman Jones and seconded by Councilman Godfrey. The motion was put to a vote and passed unanimously, (7,0)

APPROVAL OF BILLS OVER \$15,000

The Council reviewed the bills over \$15,000, as included in the meeting packet. May Kight called for a motion to approve payment of the bills.

A motion to pay the bills was made by Councilman Smith and seconded by Councilman Griggs. The motion was put to a vote and passed unanimously, (7,0)

Date	Amount	Type	Description	Payable Information
4/06/26	20,554.59	Bank Draft	CITY OF DUBLIN-WELLS FARGO CLAIMS ACCOUNT	Self-Insurance Claims
4/02/26	52,264.37	Bank Draft	STRATEGIC BENEFIT RESOURCES LLC	Insurance Premiums
4/02/26	43,149.99	Check	RYLAND OIL COMPANY	Restock Fuel
4/02/26	22,365.50	Check	LAURENS COUNTY LIBRARY	Annual Appropriation
4/01/26	72,092.80	Bank Draft	INTERNAL REVENUE SERVICE	Payroll Taxes
4/01/26	41,226.42	Bank Draft	INTERNAL REVENUE SERVICE	Payroll Taxes
4/01/26	21,260.21	Bank Draft	DEPARTMENT OF REVENUE	Payroll Taxes
4/01/26	16,860.46	Bank Draft	INTERNAL REVENUE SERVICE	Payroll Taxes
4/01/26	122,326.15	Check	CITY OF DUBLIN-SELF INSURANCE FUND	Insurance Contributions

3/31/26	107,646.10	Bank Draft	CITY OF DUBLIN-WELLS FARGO CLAIMS ACCOUNT	Self-Insurance Claims
3/27/26	28,921.00	Check	THOMAS & HUTTON ENGINEERING CO	Engineering Services for Multiple Projects
3/27/26	27,900.01	Check	RYLAND OIL COMPANY	Restock Fuel
3/27/26	25,002.00	Check	DIXIE LAWN AND LANDSCAPING INC.	Landscaping Services for Parks
3/27/26	27,950.00	Check	DETECTACHEM, INC.	Apex7 Raman Drug Spectrometer
3/27/26	46,213.20	Check	C.E. GARBUTT CONSTRUCTION CO., INC.	Riverview Maintenance Shop Repairs
				675,732.80

APPROVAL OF PUCHASES OVER \$15, 000

The mayor introduced Item #3, the approval of purchases over \$15,000, noting that there were four purchases to be considered. He stated that the Council would review and vote on all four items collectively with a single motion.

The mayor then asked City Manager Powell to provide details on the proposed purchases. City Manager Powell began by presenting the first item:

a. Well drilling - Riverview Golf Course

As you may know, the irrigation system at Riverview is fed from a pump that sources water from the pond right beside hole #10. We used to pump water from the river to fill the pond, but this pump has not worked since Hurricane Helene and we have been filling the pond with a fire-hydrant on the course, which is not practical. We recommend, for a long-term solution, drilling a well to fill the pond as needed. The cost of the well is \$16,250 from Sam Martin Well Drilling, Inc. out of Rentz, Georgia and will be capitalized to Account #560-117202. We did not budget for this but have experienced payroll savings and additional revenues that will cover this cost within the current budget for the course.

b. 2026 Police Interceptor - Police Department

The vehicle we are replacing was involved in an accident with a deer by one of our patrol officers. They are currently using one of the spare vehicles. We have received an insurance payout on the wrecked vehicle in the amount of \$23,375. Under a state contract, Hardy Chevrolet has a 2026 Ford Police Interceptor (Explorer) for \$47,895. We had budgeted and purchased a vehicle in CSU that resulted in savings from the budgeted amount of \$14,921. There is a \$9,599 difference in the insurance/savings and the price. Staff recommends purchasing this vehicle from Hardy to replace the wrecked one. This will be paid for by Patrol (Account #100-3223-542200 - Vehicles). This was not budgeted, but we have experienced some payroll savings through vacancies to cover the difference. We are also going to salvage

the equipment from the wrecked vehicle that was not damaged to save on the costs.

c. Fire Hydrant Replacement Brookwood/Shamrock - Engineering

The fire hydrant located at the intersection of Brookwood and Shamrock was struck by a vehicle. As a result, it needs replacement. Total Earth Services, LLC (TES) submitted a quote for this work in the amount of \$40,468.00. Staff recommend awarding the project to TES, as the hydrant needs to be replaced to ensure proper fire protection and maintain water production. This will be paid from account #100-3520-541423 and will be covered by the driver of the vehicle insurance company (State Farm). The check has already been received for the cost of the TES quote that we submitted in the claim process.

d. Storm Drain Replacement - North Decatur Street - Engineering

Adjacent to the roadway at this address, which is 317 E. Gaines Street (at the corner of Decatur) is a large concrete area that has been used for parking for the property owner. On Easter weekend, a vehicle parked in this area collapsed into the concrete that fell into a sinkhole caused by a failing stormwater pipe. We have inspected the line, and it is old, corrugated metal pipe that needs to be replaced. We requested a quote from TES to replace 160 feet of this pipe between two catch basins (down to where it connects to cross Gaines Street) with ADS HP storm pipe. TES has quoted \$59,722, and we recommend approving the purchase of these services from them as they perform quickly and do good work. This quote includes replacement of the concrete pad that was previously on the site. This was not budgeted particularly but is going to be paid for with '24 SPLOST funds earmarked for stormwater projects. This will be paid for from Account #322-4250-541436 - Infrastructure - Decatur Street Drainage Project

Following the presentation of the four purchase items, the mayor asked if there were any questions; none were raised. The mayor then called for a motion to approve all four purchases.

A motion to approve was made by Councilperson Kolbie and seconded by Councilman Jones. The motion was put to a vote and passed unanimously, (7,0)

PRESENTATION REGARDING THE DOWNTOWN DUBLIN DEVELOPMENT AUTHORITY

Glenda Berry, representing the Downtown Development Authority, provided an overview of the organization's ongoing efforts to enhance and promote downtown Dublin. She highlighted the increased vibrancy of the downtown area, noting a variety of events and initiatives such as festivals, merchant appreciation efforts, speaker series at the Carnegie, and expanded programming at Theatre Dublin.

Ms. Berry emphasized the success of the farmers market, which has seen significant growth in vendors and attendance, as well as the economic impact of the Dublin Community Theatre, citing strong participation and over \$1.2 million in economic impact since its inception. She also noted the Authority's focus on community engagement, beautification, and preserving local history through programming and events.

She reported that the Downtown Development Authority exceeded its revenue goals, achieving 137% growth, with increases in sponsorships, ticket sales, rentals, and concessions. Despite this progress, she explained the ongoing financial demands of maintaining facilities, including recent improvements such as new roofs and system upgrades.

Ms. Berry expressed appreciation for the City's current \$120,000 allocation and formally requested an additional \$50,000 to support ADA compliance improvements at the Carnegie, including the addition of a ramp and elevator, bringing the total funding request to \$170,000.

She concluded by reiterating the Authority's mission to support downtown businesses, revitalize spaces, and strengthen the cultural economy, emphasizing that their greatest contribution is bringing people together and creating reasons for the community to engage in downtown Dublin.

PRESENTATION REGARDING VISIT DUBLIN

Miriam Lewis, Executive Director of Visit Dublin, provided an update on the organization's tourism efforts and accomplishments over the past year. She noted that Visit Dublin operates as a nonprofit funded by hotel-motel tax revenue and serves as the local destination marketing organization promoting Dublin and Laurens County to visitors.

She highlighted strong visitor engagement through the Visitor Center, digital tools, brochures, and marketing campaigns, including a newly developed Dublin destination guide and refreshed branding for the St. Patrick's Festival. She also reported continued growth in tourism impact, with \$121 million in visitor spending supporting local jobs and generating tax savings for residents.

Ms. Lewis emphasized expanded marketing reach through social media, influencer partnerships, statewide publications, and international tourism conferences, as well as efforts to promote film readiness and cultural heritage experiences. She also shared updates on walking tours, community programs, and upcoming tourism events tied to National Travel and Tourism Week.

She concluded by encouraging continued community engagement and participation in Visit Dublin's newsletters and upcoming events.

Councilman Smith asked for clarification on the \$121 million in visitor spending, specifically requesting a breakdown between city and county figures. Miriam Lewis responded that the figure is provided by the state tourism office and represents total

spending for Laurens County as a whole, not a city-specific breakdown. She noted that a more detailed analysis could be done to isolate city spending, but the reported number reflects countywide data. Councilman Smith acknowledged the clarification.

PRESENTATION REGARDING THE DUBLIN-LAURENS LAND BANK AUTHORITY

Sonya May Calvin, representing the Dublin-Laurens Land Bank Authority, presented an overview of the organization's mission and recent accomplishments. She explained that the Land Bank works in partnership with local government and community stakeholders to address abandoned, tax-delinquent, and blighted properties and return them to productive use.

Ms. Calvin reported that more than 47 properties have been returned to the tax digest through redevelopment and cleanup efforts, contributing to neighborhood revitalization and economic improvement. She highlighted example projects where neglected properties were transformed into new development opportunities and successfully sold.

She concluded by introducing the Land Bank Board members in attendance and emphasizing the Authority's continued commitment to strengthening neighborhoods and supporting community growth through collaborative redevelopment efforts.

DISCUSSION AND ACTION ON RESOLUTION #26-20 TO AMEND THE PERMIT FEES AND OTHER ASSOCIATED FEES FOR CERTAIN RESIDENTIAL CONSTRUCTION PROJECTS.

The mayor introduced Item #7, a discussion and action item regarding a resolution on permit fees, noting that based on the pre-council discussion, a motion to table the item for the next meeting was expected.

A motion to table the resolution was made by Councilman Jones and seconded by Councilperson Godfrey. The motion passed unanimously, (7,0)

The mayor stated that the item was tabled to allow staff additional time to explore potential options for reducing building permit fees.

DISCUSSION AND ACTION ON RESOLUTION #26-21 TO ACCEPT THE TERMS OF AN AGREEMENT WITH GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) FOR WORK ON 441 RESURFACING PROJECT

City Manager Powell explained that GDOT is going to be advertising their resurfacing project on Hwy. 441 from E. Jackson Street to I-16 for bids later this year. We have sewer manholes and water valves that will have to be adjusted as a part of the project. The agreement will allow GDOT to include to include the required adjustments for our manholes and water valves and we will be responsible for funding for the work up front based on this agreement. City staff will be on site during the construction to monitor the work done to make sure it is correct. GDOT's Engineering staff has prepared an estimate of what we believe these costs will be, and that is

\$69,000. Whatever the amount ends up being, that will be the limit of our responsibility on this contract. This was not budgeted and will be paid out of the water fund - (Accounts 505-4331-522200 - Sewer Repairs and Maintenance; 505-4440-522200 - Water Distribution Repairs and Maintenance). Staff recommend you approve the resolution to authorize the contract.

Further Discussion among Council and Staff:

City staff noted that GDOT would include this work in their construction bid, with the City responsible for reimbursing the associated costs, estimated at approximately \$69,000, to be paid from the water fund. Staff clarified that the amount is an estimate and may vary depending on final bid pricing, and that City staff will monitor the work during construction to verify costs.

Council discussion included clarification that including the work in GDOT's bid is intended to avoid coordination issues between multiple contractors. Staff confirmed there is no fixed start date, but construction is expected to begin later in the year or early next year once the contract is awarded. Council also stated that if the amount exceeds the range astronomically that the details should come back before council for further discussion.

Following discussion, staff recommended approval of the resolution to proceed with the agreement and cost participation as presented.

A motion to approve Resolution 26-21 was made by Councilman Briggs and seconded by Councilman Jones. With no further discussion, the motion was put to a vote and passed unanimously, (7,0)

DISCUSSION AND ACTION ON RESOLUTION #26-23 TO ACCEPT AND APPROVE THE TERMS OF AN AGREEMENT WITH REGULATORY COMPLIANCE WITH JSI

City Manager Powell explained we've been slowly moving into the VOIP telephone service in conjunction with our broadband internet service. As you can imagine, there is a lot of federal regulation for providing this service, and we have utilized on an as-needed basis legal experts to help with this. Now that we have phone customers, we need to engage this expert on a regular and recurring basis as there are periodic reports that we are required to file and keep up to date and records we must maintain to remain in compliance with all the regulations. John Staurulakis, LLC (JSI) has submitted a proposal for their services related to regulatory compliance to begin on July 1st for \$1,200 per month with a one-time onboarding cost of \$1,000. The specifics of their services are found in the proposal. This is a one-year agreement with a fixed fee billed monthly. It automatically renews unless notice of termination is provided 30 days prior to the end of the

term. Staff recommends approving the resolution to authorize us to engage in this firm. This will be paid from Account #570-4750-521200 (Professional Services) and is budgeted.

The mayor discussed the reason the item required Council approval, confirming it was brought forward because the combined contract value exceeded the \$15,000 threshold, even though individual portions would not typically require Council action.

Discussion then shifted to the City's internet and fiber services. Staff explained that current service is limited to approximately seven or eight commercial customers, but the city is beginning to explore expansion into residential service. They noted potential opportunities to extend fiber infrastructure during new developments, such as the Woodlawn housing project, to more efficiently serve future residential areas.

Councilman Jones expressed strong support for expanding into residential broadband and related services, emphasizing the potential for long-term revenue generation and return on investment. Staff also noted that expanding services would require additional staffing and operational capacity to handle increased customer support needs, particularly after-hours service.

A motion was made by Councilman Jones and seconded by Councilperson Godfrey to approve the agreement with JSI. The motion was put to a vote and passed unanimously, (7,0)

DISCUSSION AND ACTION ON DECLARATION OF SURPLUS

The following vehicles, equipment, and items are being submitted to Mayor and Council for the surplus declaration:

1. 2017 Dixie Chopper Black Hawk Mower - Fire Department SN17105716
2. Unit #963 2001 Groundmaster 223-D - Golf Course SN 210000108
3. 1991 Toto Greensmaster 3100 - Golf Course SN 80303
4. OMC-Lincoln Core Harvester - Golf Course SN A0076514
5. Jacobsen Turfcats C318G - Golf Course SN 66128 1704
6. National 84" Troplex - Golf Course
7. Tranquility Golf Cart - Golf Course
8. 1988 Toro Greensmaster 3000 - Golf Course SN 80763
9. 1989 Toro Greensmaster 322-D - Golf Course SN 91212
10. Vehicle/Equipment Parts - Shop

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 Councilperson Kolbie to declare the listed items as surplus. The motion passed unanimously, (7,0)

CITIZENS COMMENTS

Jacqueline Jaudon Wright Dublin, Georgia 31021 a resident of South 3rd Street, addressed the Council expressing appreciation for the Mayor, City Manager, Council members, city staff, and community organizations including the Downtown Development Authority, Dublin-Laurens Land Bank Authority, and Visit Dublin. She stated that she has seen noticeable improvements in the city over the past two years.

Ms. Wright reflected on her personal experiences and the importance of civic engagement and community progress, referencing historical family experiences related to education and desegregation as part of her remarks.

She concluded by encouraging positivity and unity among residents and thanked the Council for their service before closing her comments.

Carolyn McCune Dublin, Georgia 31021

Carolyn McCune addressed the Council during public comments and introduced herself as a candidate for District 1 County Commissioner. She stated that her platform focuses on representing residents' concerns, promoting affordable housing, expanding access to high-paying jobs, strengthening community partnerships, and supporting quality education.

She reflected on her long-term connection to Dublin and noted her participation in the Dublin-Laurens Leadership program in the 1990s as an important foundation for her community involvement. Ms. McCune emphasized collaboration and unity as key to improving quality of life in the community and expressed appreciation for current efforts in downtown development and tourism.

She concluded by asking for community support and votes in the upcoming election, May 19th.

Ronald Page 406 Eastwood Drive Dublin Georgia 31021

He addressed the Council with concerns regarding debris and trash that had remained at the curb since mid-February. The resident stated that multiple calls to the Street Department had not resulted in service and expressed difficulty reaching staff by phone.

City officials responded by apologizing for the inconvenience and advised the resident to remain after the meeting to speak directly with the City Manager so the issue could be addressed promptly.

Eugene Smith Dublin Georgia 31021

Eugene Smith spoke on behalf of the Southside Community Association, requesting a partnership with the City of Dublin to support revitalization and beautification efforts along the

Martin Luther King Jr. Drive corridor. He noted the organization's recent leadership transition and plans to develop proposals for future projects in the area.

He highlighted recent community cleanup efforts, emphasized the importance of collaboration and funding for progress, and invited Visit Dublin to participate in the association's upcoming 10th annual reunion event over Memorial Day weekend. He concluded by thanking the Council and requesting continued support for Southside initiatives.

STAFF COMMENTS

City Treasurer Blake Daniels: No Comment

City Clerk Dorothy Rozier: No comment

City Attorney Duke Groover: No comment

Council Comments

Councilman Brandon Chain

Councilman Chain expressed appreciation to Ms. Berry, Ms. Lewis, and Ms. McCune for their presentations and for providing updates on ongoing initiatives in Dublin. He noted the importance of keeping both the Council and the public informed about community activities and emphasized that many positive developments may go unnoticed without regular updates. He concluded by thanking them for their participation.

Councilman Chris Smith

Councilman Smith thanked all presenters for their updates and praised their work, noting growth reflected in increased activity and engagement in the community. He expressed appreciation for their efforts and impact. He also offered specific thanks to Ms. Jacqueline for her consistent presence at Council meetings, noting her positive attitude and the uplifting energy she brings to the meetings.

Councilman Paul Griggs

Briefly thanked everyone for attending and expressed appreciation for the comments already shared. He concluded by wishing everyone a great week.

Council person Sara Kolbie

She expressed support for ongoing collaboration with Ms. Calvin and the Land Bank Authority, noting enthusiasm for efforts to revitalize blighted properties through strategic redevelopment and community engagement.

She praised Visit Dublin for its strong tourism marketing and successful hosting of recent groups, including international visitors and tour participants, highlighting the effectiveness of digital tools and promotional efforts in showcasing local attractions.

Council person Kolbie also commended the Downtown Development Authority for bringing high-quality events and entertainment to downtown, noting positive impacts on local businesses and tourism. Additionally, they expressed appreciation for Dublin Community Theatre programming and encouraged attendance at upcoming performances and events.

She concluded by thanking community participants, including Ms. Wright, for contributing positivity and engagement during the meeting.

Council person Tess Godfrey

She expressed appreciation for the Land Bank Authority, Downtown Development Authority, Visit Dublin, and Keep Dublin-Laurens Beautiful board, commending each organization for their ongoing work and positive impact on the community. They specifically praised downtown revitalization efforts, including the farmers' market and other local events, and noted strong support for tourism and marketing initiatives.

She also welcomed continued collaboration with the Southside Community Association and helped in supporting future projects. The Council member concluded by thanking Ms. Jackie for her enthusiasm and community involvement and wished everyone a good weekend.

Councilman Bennie Jones

Councilman Jones thanked presenters and attendees for their updates and commended the work of the Land Bank Authority, noting its ongoing development since its introduction to the City of Dublin. He expressed confidence that the organization is moving in a positive direction and praised all participating agencies for their efforts.

He also promoted an upcoming community event at Theatre Dublin, a Mother's Day comedy cabaret featuring live entertainment, and encouraged residents to attend and support local programming. He emphasized the importance of community participation in local events and concluded by encouraging continued engagement and positivity within the city.

Councilman Bill Brown

Councilman Bill Brown thanked all presenters for their updates and noted that the information shared was informative and valuable. He encouraged community members to take advantage of opportunities and events available in the city.

He also expressed appreciation for Visit Dublin Director Miriam Lewis and her staff, commending their efforts in promoting tourism and supporting the local community. He concluded by looking forward to upcoming spring activities and events in the city.

City Manager Josh Powell

City Manager Powell announced that the city will host an employee appreciation event next Friday, during which City Hall will be closed from approximately 10:00 a.m. to 2:00 p.m. He

also noted that the following week is Georgia Cities Week and encouraged participation in related city promotional activities.

He provided an update on sanitation equipment, stating that two sanitation trucks have been out of service, with one expected to be back online the following Monday and the second repaired by the end of the next week.

Mr. Powell also encouraged residents to contact his office directly with operational concerns rather than waiting for Council meetings, explaining that City Hall staff can often address issues more quickly. He reiterated his availability and support staff assistance for resolving concerns.

He concluded by thanking Ms. Jacqueline for her comments, referencing the recent prayer breakfast, and expressing appreciation to the Land Bank Authority, Visit Dublin, and the Downtown Development Authority for their continued partnership and support of the City.

Mayor Joshua Kight

Mayor Kight welcomed attendees and emphasized the importance of community engagement and keeping residents informed about city activities. He shared that he recently presented a 2025 project recap and upcoming 2026 initiatives at the Exchange Club and participated in a podcast with the Courier-Herald to discuss city updates.

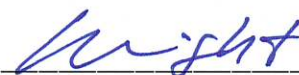
He also noted upcoming speaking engagements, including a presentation with Visit Dublin and a reading club event at the Laurens County Library, and encouraged local organizations to invite him to speak about city projects and initiatives. He explained that scheduling requests can be made through his office or the city's marketing director.

City Manager Powell announced that the first City Council meeting in May will follow a revised schedule, including a budget workshop with the full Council that will occupy most of the day. He noted that the regular Council meeting will take place on Tuesday, May 5th at 9:00 a.m., instead of the usual Thursday schedule, and encouraged the public to take note of the change.

With no further business, the mayor adjourned the meeting and thanked everyone for attending.

Adjournment

There being no further business; Mayor Kight adjourned the Council meeting at 1:13 p.m.



Joshua E. Kight, Mayor

ATTEST:

Dorothy Rozier
Dorothy Rozier, City Clerk

