

Dublin City Hall
May 1, 2024

The regular meeting of the Mayor and Council was held at Dublin City Hall, on Thursday, April 18, 2024 at 5:30 P.M.

Mayor Joshua Kight called the meeting to order. Council members Bill Brown, Tess Godfrey, Sara Kolbie, Paul Griggs, Chris Smith, and Rich Mascaro were present. Councilman Bennie Jones was absent. The invocation was given followed by City Manager Josh Powell followed by the pledge of allegiance to the flag.

SPECIAL PRESENTATIONS

A retirement watch was presented to Public Director, Frankie Coney and a crystal flower vase was presented to Purchasing Director, Kris Harden.

APPROVAL OF THE MAY 1, 2024 COUNCIL MEETING

A motion was made by Councilman Griggs and seconded by Councilwoman Godfrey to approve the minutes. The motion carried 6/0.

APPROVAL OF BILLS OVER \$15,000

A motion was made by Councilman Griggs and was seconded by Councilman Smith to approve the following bills. The motion carried 6/0.

CHECK#	DATE	PAYMENT TO	PURCHASE	AMOUNT
40037	4/12/2024	C.E. Garbutt Constructions Co.	City Hall Brick and Window Project	138,169.17
DFT0002073	4/15/2024	Georgia Department of Revenue	Sales Tax March 2024	39,245.61
40107	4/15/2024	Mid-State Striping	Traffic Calming Striping	26,500.00
40104	4/15/2024	Laurens County SWMA	Landfill Fees	47,526.32
DFT0002074	4/16/2024	Internal Revenue Service	Payroll Tax Payments	122,138.55
DFT0002075	4/16/2024	Department of Revenue	Payroll Tax Payments	19,922.42
OneAmerica	4/17/2024	One America	Life Insurance	15,386.30
LifeHealth	4/17/2024	GMEBS-Life & Health	Health Insurance	210,123.58
40172	4/19/2024	Ryland Oil Company	Restock Fuel	27,133.11
40162	4/19/2024	Middle Georgia Mechanical	HVAC System Katherine Gray Library	22,340.50
40135	4/19/2024	C.E. Garbutt Constructions Co.	Shamrock Fire Station Renovation	88,699.66
MGAGCSH	4/22/2024	Municipal Gas Authority of Georgia	MGAG Monthly Payment-CSH	16,261.73
MGAG	4/22/2024	Municipal Gas Authority of Georgia	MGAG Monthly Payment	592,097.58
			Total:	\$1,365,544.53

APPROVAL OF PURCHASES OVER \$15,000

There were two purchases for council consideration.

Lift Station Pump - Water Utility Department - The purchase is for the labor and parts necessary to rebuild one of the two pumps located at our Honeysuckle Lift Station for our wastewater system. The price is \$31,289.37 from Xylem Water Solutions USA,

Inc. This will be paid out of Account #505-4334-522200 (Repairs and Maintenance - Water Utility Lift Stations). Repairs of this type are budgeted each year and after these services are completed, we will have \$34,210.63 remaining for this fiscal year in this account.

Water Dept Vehicle - the purchase of a 2024 Dodge Ram Quad Cab from Beck Auto Sales for \$41,072. The expected delivery date is 6 months. This purchase is to replace a 2007 Ford F-150 (Unit 618) in the Water Construction Division of our Water Utility. The transmission has gone out the truck and in lieu of investing further in maintenance, we would like to go ahead and replace it. This item was budgeted, and the purchase is \$6,072 over the budgeted amount but there are sufficient funds in the water construction department due to a vacancy. This will be paid out of Account #505-4440-542200 (Water Distribution - Vehicles).

Councilman Mascaro made a motion to approve the purchases and seconded by Councilwoman Godfrey. The motion carried 6/0 to approve.

DISCUSSION AND ACTION ON RESOLUTION #24-15 TO APPROVE THE TERMINATION OF LEASE AGREEMENTS WITH THE OCONEE HOLDING COMPANY AND THE CITY OF DUBLIN AND WALTERS INCOME PROPERTIES, LP AND THE CITY OF DUBLIN

City Manager Powell read resolution #24-15 to approve the termination of lease agreements between the Oconee Holding Company and City of Dublin, and Walters Income Properties, LP and City of Dublin for a parking lot in Downtown Dublin, Georgia. In 2011, the City entered into a lease agreement with Walters Income Properties, LP and Oconee Holding Company for the property to the South and West of the skyscraper for the construction of the parking lot that now exists there. The parking lot remains open to the public and the lease term runs until August of 2041 with automatic renewals for additional 5-year terms unless notice of non-renewal is provided 60 days prior to the scheduled renewal date. The section of parking lot is a drive from S. Jefferson Street into the parking lot and also includes two spaces adjacent to the building. There is a utility easement the city will need to maintain, which would be a condition of the termination of the lease as to these three tracts of land. The remaining tracts of land on the plat would continue under the lease including the two entrances to the parking lot from Madison Street and Lawrence Street. Based on the availability of remaining parking, the minimal impact to the use of the parking lot, the residual benefit to downtown of having a brewery and recognizing the added benefit to the aesthetic of downtown by having an outdoor space adjacent to the brewery to provide for unique experience in downtown, if the council so desires, staff does not see any reason not to terminate the lease as to the tracts mentioned above. Councilman Mascaro excused himself from the vote due to interest in the property. Councilman Brown made a motion to approve the resolution and seconded by Councilman Griggs. The motion carried 5/0 to approve. Councilman Mascaro rejoined the council.

DISCUSSION AND ACTION ON RESOLUTION #24-16 TO AUTHORIZE THE CITY TO JOIN AS A CO APPLICANT ON AN EDA GRANT APPLICATION WITH THE DEVELOPMENT AUTHORITY.

City Manager Powell read resolution #24-16 to authorize the City Manager to approve the city to join as co-applicant with the Dublin-Laurens County Development Authority for an Economic Development Administration Public Works and Economic Adjustment Assistance Programs Grant for the Infrastructure Improvements to the Georgia Highway 257 Rail severed site. The Development Authority is requesting the city to join as a co-applicant for an EDA Grant to pay for the infrastructure improvements promised by the Development Authority to Hwashin during the negotiations for their selection of Dublin for their site. Those infrastructure improvements were for water to be run to the property, sewer (from where our sewer project will end) and also the new road that will be constructed. Because the city will become the ultimate owner of these infrastructure improvements, EDA is requiring us to be a co-applicant. The resolution would allow the city manager to approve the city being a co-applicant upon the development authority agreeing to the terms necessary to ensure the city's obligations under the grant are minimal. The estimated funding being requested is \$2,942,483.20 with the Development Authority being responsible for a match of \$735,620.80 for a total project estimated cost of \$3,678,104. Councilwoman Kolbie made a motion to approve the resolution and seconded by Councilman Griggs. The motion carried 6/0 to approve.

DISCUSSION AND ACTION ON RESOLUTION #24-17 TO AUTHORIZE THE AWARD OF A BID FOR THE RENOVATION OF THE WATER CONSTRUCTION AND SANITATION FACILITY.

City Manager Powell read resolution #24-17 to authorize the award of a bid for the construction and renovation of the Sanitation and Water Construction Facility on Truxton Street. Staff received one bid for the renovation of our water construction and sanitation facility that came in at \$3,547,000, which is about \$800,000 over our funding earmarked for the project. Staff met with the sole bidder, Paul S. Akins Company, Inc. To identify potential cost-saving modifications we could make to the specs for the renovation project. Staff was able to identify almost \$500,000 worth of savings and staff is evaluating those to make a final determination that they will work. This is being funded by '18 SPLOST dollars and staff asks that council go ahead and authorize the city manager to make final approval of the award of the bid up to the \$3,547,000 (we are anticipating it be closer to \$3 million even). There are SPLOST '18 funds originally earmarked for utility extensions that are available to fill the gap for the project. The resolution will also authorize the city manager to approve change orders during the construction of the project, if needed. This will be paid for out of account #320-4440-541312 (Buildings and Building Improvements - WC & SAN Facility - which is an '18 SPLOST account). Councilwoman Kolbie made a motion to approve the resolution and seconded by Councilwoman Godfrey. The motion carried 6/0 to approve.

DISCUSSION AND ACTION ON RESOLUTION #24-18 TO AUTHORIZE THE AWARD OF A BID ON THE JACKSON STREET CROSSWALK AND MADISON STREET PROJECTS.

City Manager Powell read resolution #24-18 to authorize the award of a bid or bids for the Jackson Street Crosswalk Project and the Madison Street Project. Staff solicited bids for the Jackson Street Crosswalk Project and Madison Street Project together due to a lack of bids on the Jackson Street Crosswalk Project previously. The two bidders each were low on one of those projects and we are working with them now to verify if they would be willing to do one instead of both to get the best financial result for the city. The bids came in as follows:

	Jackson Crosswalk	Madison Street
Pride Contracting Inc.	\$299,040.78	\$1,757,458.93
Garbutt Construction	\$253,979.53	\$2,240,100.59

Staff has been in contact with the companies to verify they will accept the work on their low bid without the other and will hopefully have confirmation of that before the council meeting. The budgets for both projects are as follows: Jackson Street Crosswalk: \$487,509 ('06 SPLOST); and Madison Street total available for construction is \$1,160,980 (which is an estimated amount), which leaves a deficit of almost \$600,000 for the project as currently bid and based on current estimates for the remaining costs of the project. There are cost savings measures we can take from the project, including removing a traffic signal and adjusting from brick pavers to asphalt. Staff would like to go ahead and get approval to award the bids, whatever the best-case scenario ends up being, and utilize either ARPA Streetscapes Funds and/or we are expected to receive additional LMIG moneys for our street projects and could utilize those funds as well. This will be paid for from the following accounts: Jackson Crosswalk - Account #321-4224-541402 ('06 SPLOST) and for Madison Street - Account #222-4221-541411 (the Grant) and supplemented by an account to be established once we settle on the funding source. Councilman Mascaro made a motion to approve the resolution and seconded by Councilwoman Godfrey. The motion carried 6/0 to approve.

DISCUSSION AND ACTION ON DECLARATION OF SURPLUS

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

Unit #401 (Solid Waste) - 2008 Ford F-150 (185,052 miles) VIN 1FTRX12W18FA79021
Unit #364 (Public Works) - 1995 GMC Truck (267,137 miles) VIN 1GDT7H4JXSJ505482
Office Chair (City Clerk)
Desk (City Clerk)
End Table (City Clerk)
Filing Cabinet (City Clerk)
Lamp (City Clerk)

The cost of repair and maintenance to the vehicle items outweighs their value. Upon declaration, items will be sold on GovDeals or sold for scrap. Councilman Smith made a motion to approve the item for surplus and seconded by Councilman Mascaro. The motion carried 6/0 to approve.

CITIZEN COMMENTS

Sonya May Calvin expressed her gratefulness for the condolences of her husband and city employees, JW Calvin.

COUNCIL COMMENTS

Councilman Brown thanked Mrs. Calvin for her comments. Congratulated the retirees on their awards and thanked them for their service to the city. Thanked staff for working through all the projects that are on the horizon and welcome the new employees.

Councilwoman Godfrey thanked everyone for coming. Welcomed the new employees. Thanked the retirees for their service to the city.

Councilwoman Kolbie thanked Mrs. Calvin for reminded us why we are on this earth. Welcome all the new employees. Thanked the retirees for their service to the city. Congratulated J.Roy on this highest place at Riverview Golf Course. Reminded everyone of the National Day of Pray.

Councilman Griggs thanked everyone for coming.

Councilman Smith had no comments.

Councilman Mascaro thanked everyone for coming.

City Manager Powell had no comments.

ADJOURNMENT

There being no further business, Mayor Kight adjourned the meeting at P.M.



Joshua E. Kight, Mayor

ATTEST:



Heather M. Browning, City Clerk

