

REGULAR MEETING, MAYOR AND COUNCIL, CITY OF COVINGTON, GEORGIA, COUNCIL ROOM, NOVEMBER 15, 2021, 6:30 PM.

Mayor Steve Horton, Mayor Pro-tem Hawnethia Williams, Council members: Kenneth Morgan, Fleeta Baggett, Susie KeckAnthony Henderson, and Don T. Floyd, City Manager Scott Andrews, Assistant City Manager John King, City Clerk Audra M. Gutierrez, and City Attorney Frank Turner, Jr. present.

Council member Morgan gave the invocation.

Mayor Horton led everyone in the Pledge of Allegiance to the Flag of the United States of America.

Mayor Horton administered the Oath of Office to elected officials Charika Davis, Susie Keck, and Anthony Henderson.

Mayor Horton and Mayor Pro-tem Williams presented a proclamation recognizing the March of Dimes 2021 Prematurity Awareness Month.

Mayor Horton and Mayor Pro-tem Williams presented a proclamation honoring Bryant Autry Day.

Assistant City Manager John King left the meeting at 6:57 PM.

1. Motion made by Council member Floyd, seconded by Council member Williams to approve the minutes from the Called Meeting held on October 27, 2021.

Motion carried unanimously.

2. Motion made by Council member Henderson, seconded by Council member Floyd to approve the minutes from the Regular Council Meeting held on November 1, 2021.

Motion carried unanimously.

A public hearing was held at 7:06 PM regarding the zoning of 4.408 acres from Newton County zoning to City Corridor Mixed-use (CM). Land owner representative Randy Vinson was in attendance to speak in favor of annexation and rezoning of the property.

3. Motion made by Council member Morgan, seconded by Council member Williams to approve the **final** reading of an ordinance for the City of Covington and to zoning said property CM (Corridor Mixed-use) with the removal of beer, wine, liquor store use:

"AN ORDINANCE OF THE CITY OF COVINGTON, GEORGIA, TO **ANNEX A TRACT OF LAND CONTAINING 4.408 ACRES, LOCATED ON EAGLE DRIVE A/K/A DR. MLK JR. DRIVE A/K/A COVINGTON BYPASS, A/K/A GA HWY 36**, IN LAND LOT 232, NINTH LAND DISTRICT, NEWTON COUNTY, INTO THE CORPORATE LIMITS OF THE CITY OF COVINGTON, GEORGIA, PURSUANT TO ARTICLE 2, CHAPTER 36, TITLE 36, OFFICIAL CODE OF GEORGIA ANNOTATED, TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES."

Motion carried unanimously.

4. Motion made by Council member Keck, seconded by Council member Henderson to approve a license to sell alcoholic beverages for **on-premises consumption** only for:

Amici Italian Café	1116 College Ave SE
Applebee's Neighborhood Grill & Bar	5176 Hwy 278
Bangkok Grill	5135 Hwy 278
Bench Warmers Sports Grill	10205 Access Rd Ste A
Bradley's Bar-B-Que	1160 Church Street
El Charro Mexican Restaurant # 1 Inc.	3165 Elm Street, NE
El Charro Mexican Restaurant # 5 Inc.	9148 Dr. MLK JR. Ave
Elea J's Southern Table	6265 Hwy 278, NE
Five O'Clock Sports Bar & Grill	7191 Turner Lake Rd
Mini Crab	3116 Hwy 278
Pockets Billiards	6185 Hwy 278
The Depot Sports Bar & Grill	4122 Emory Street, NW
The Social Goat Tavern	1115 Church Street
The Village Grille	10400 Covington Bypass
Your Pie	1115 Washington St

Motion carried unanimously.

5. Motion made by Council member Keck, seconded by Council member Henderson to approve a license to sell alcoholic beverages for **off-premises consumption** only for:

21 Package Store	6147 Hwy 278 NW
Alcovy Liquor	10117 Alcovy Road
Alcovy Road Chevron	10176 Alcovy Road
Covington Food Mart	9123 Hwy 278
Covington Package Store	6138 Jackson Hwy
Covington Raceway	5148 Hwy 278 NW
Dollar General Store # 11417	10734 Hwy 36
Dollar General Store # 7057	7118 Hwy 278 NE
Dollar General Store # 85	6185 Hwy 278 NW
EZ Trip	10125 Alcovy Road
Food Depot # 44	6169 Hwy 278
Food Mart	6155 Hwy 36
Food To Go	6229 Turner Lake Rd
Hazelbrand Store LLC	9225 Hwy 142 N.
Kwik Stop	9199 Hwy 278
Newton Package Shop	9197 Hwy 278
Quiktrip # 798	3214 Hwy 278 NW
Quiktrip # 821	11124 Hwy 142
Shell Food Mart	8109 Washington Street
Turner Lake Marathon	6206 Turner Lake Road

Motion carried unanimously.

- Motion made by Council member Keck, seconded by Council member Henderson to approve a license to sell alcoholic beverages for **off-premises consumption and ancillary tastings only**:

Town Square Olive Oil, LLC 1130 Church Street

Motion carried unanimously.

- Motion made by Council member Keck, seconded by Council member Henderson to approve a **Personal Service beer and/or wine license** only for:

Beauty Bar Restoration Med Spa/Beauty Bar 1109 Floyd Street

Motion carried unanimously.

8. Motion made by Council member Keck, seconded by Council member Henderson to approve an application for an **Art Shop** to allow patrons to bring and consume Beer and/or Wine in limited quantities:

Wildart LLC

1105 Washington Street

Motion carried unanimously.

A public hearing was held at 7:33 PM regarding a text amendment to 16.20.710 – Temporary Structures.

9. Motion made by Council member Floyd, seconded by Council member Keck to approve the first reading of an ordinance for the City of Covington:

“AN ORDINANCE OF THE CITY OF COVINGTON, GEORGIA, TO AMEND THE COVINGTON MUNICIPAL CODE, ENACTED AND ADOPTED ON THE 16TH DAY OF OCTOBER 2001, AS AMENDED BY PREVIOUS AMENDMENTS, TO ALTER CERTAIN PROVISIONS OF TITLE 16 OF THE SAID CODE OF ORDINANCES FOR THE PURPOSE OF **AMENDING SECTION 16.20.710 (TEMPORARY STRUCTURE) OF CHAPTER 16.20 (SUPPLEMENTAL USE PROVISIONS)**, TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.”

Motion carried unanimously.

10. Motion made by Council member Morgan, seconded by Council member Williams to table the discussion of a text amendment to add Sec. 5.12.050 E – Breweries, brewpubs, & distilleries, until discussed at a work session before the council meeting on January 18, 2022.

Motion carried with Council members Morgan, Baggett, Williams, and Floyd voting for. Council members Keck and Henderson voting against.

11. Motion made by Council member Baggett, seconded by Council member Floyd to deny a resolution providing for the approval of the issuance of tax-exempt multifamily housing revenue bonds by the Housing Authority of City of Covington for the benefit of Ambling Covington LP and for other purposes.

Council members Baggett and Floyd voting for. Motion **denied** with Council members Morgan, Keck, Williams, and Henderson voting against.

12. Motion made by Council member Henderson, seconded by Council member Williams to approve a resolution providing for the approval of the issuance of tax-exempt multifamily housing revenue bonds by the Housing Authority of City of Covington for the benefit of Ambling Covington LP and for other purposes.

Motion carried with Council members Morgan, Keck, Williams, and Henderson voting for. Council members Baggett and Floyd voting against.

13. Motion made by Council member Morgan, seconded by Council member Henderson to table the discussion of a resolution providing for the approval of the issuance of tax-exempt multifamily housing revenue bonds by the Housing Authority of City of Covington for the benefit of the Reserve at Jackson Highway, LP and for other purposes until discussed at a work session before the council meeting on January 18, 2022.

Motion carried with Council members Morgan, Keck, Williams, Henderson, and Floyd voting for. Council member Baggett voting against.

14. Motion made by Council member Morgan, seconded by Council member Keck to raise the Power Cost Adjustment (PCA) from .004 to .012.

Motion carried unanimously.

15. Motion made by Council member Floyd, seconded by Council member Morgan to approve a resolution to accept GDOT Contract Costs associated with design Taxiway A2 Relocation; construction of SE Apron Site preparation & utilities (Phase III) and AWOS replacement.

Motion carried unanimously.

16. Motion made by Council member Morgan, seconded by Council member Keck to approve the Proposed Georgia Public Sale of Assets, with the exception of two of the three leases the City currently has, until legal can review further.

Motion carried unanimously.

17. Motion made by Council member Morgan, seconded by Council member Williams to approve the low bid from Blount Construction in the amount of \$830,368.51, for the Glover Street drainage project.

Blount Construction
Site Engineering

\$830,368.51
\$1,285,923.10

Motion carried unanimously.

18. Motion made by Council member Keck, seconded by Council member Henderson to approve a resolution for revision to the City's garbage collection and sanitation service fees, contingent upon the conditions of agreement.

Motion carried with Council members Morgan, Keck, Williams, Henderson, and Floyd voting for. Council member Baggett voting against.

19. Motion made by Council member Morgan, seconded by Council member Keck to approve appoint Ms. Liz Sullivan to the Citizen Review Board, to fill unexpired term of Judith Weaver.

Motion carried unanimously.

Ms. Mary Horton thanked council for approving the resolution allowing the proposed Magnolia Heights Rehab project. Mrs. Horton stated she taught children who live there and they need a better environment. Mrs. Horton further stated the traffic is horrible on Jackson Highway. Mrs. Horton informed the council the Board of Education does not have enough teachers much less room for students. Mrs. Horton stated a Brewpub is a "watering hole" and the council needs to weigh the positive vs. the negative.

Comments from the City Manager:

- Lighting of the Square Thursday at 6PM
- Council member Williams' reception December 13th at 4:30 PM
- New Council member orientation December 1st at 11 AM
- Thanks to Mayor & Council and community

Council member Morgan stated he is glad the surgery went well for the Mayor's mother.

Council member Keck stated tonight validates returning to work sessions before council meetings. Council member Keck further stated she would see everyone on Thursday at the lighting.

Council member Baggett stated she will not apologize; she does her homework.

Council member Baggett further stated there is too much rental property.

Council member Williams stated she know the statistics. Council member Williams further stated there is not much support given to those who are new to Covington.

Council member Henderson stated people need affordable housing and a good quality of life.

Mayor's comments:

- Thanked everyone for being patient as he has been up since before daylight
- Doctor said everything went right with regards to his mother's surgery

Mayor Horton stated he is grateful to live in Covington.

Being no further business meeting adjourned at 9:10 PM.

Steve Horton, Mayor

Audra M. Gutierrez, City Clerk