

**REGULAR MEETING, MAYOR AND COUNCIL, CITY OF COVINGTON,
GEORGIA, COUNCIL ROOM, DECEMBER 12, 2022, 6:30 PM.**

Mayor Steve Horton presided with Mayor Pro-tem Fleeta Baggett, Council members: Susie Keck, Anthony Henderson, Charika Davis, Kenneth Morgan, and Don T. Floyd, City Manager Tres Thomas, Assistant City Manager John King, City Clerk Audra M. Gutierrez, Deputy Clerk Amanda Huggins, and City Attorney Frank Turner, Jr. present.

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

Mayor Horton presented a Certificate of Recognition to Honorary Paver Recipients. The recipients included Mr. T.K. Adams (posthumous), Mrs. Louis Adams, Mrs. Lee Aldridge, Mrs. Kim Carter, Mr. Keith Dalton, Mrs. Ocie Franklin (absent), Mr. Ronnie Johnston, Mr. Josh McKelvey (absent), Mr. Chris Smith, and Ms. Hawnethia Williams.

1. Motion made by Council member Keck, seconded by Council member Davis to approve the minutes from the Regular Council Meeting held on November 21, 2022.

Motion carried unanimously.

2. Motion made by Council member Morgan, seconded by Council member Floyd to table the discussion of Procurement Policy until the January 17, 2023 Council meeting.

Motion carried unanimously.

Assistant City Manager John King gave an update on the Warming Shelter, stating Newton County Board of Commissioners approved the IGA prepared by the City Attorney.

3. Motion made by Council member Henderson, seconded by Council member Davis to approve an Intergovernmental Agreement with Newton County, including \$40,000.00 funding by City of Covington and bi-weekly audits of expenditures, for a Warming Shelter.

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

4. Motion made by Council member Morgan, seconded by Council member Henderson to approve adding "Discussion of final plat for Covington Logistics" to the agenda.

Motion carried unanimously.

5. Motion made by Council member Keck, seconded by Council member Baggett to approve adding "Discussion of Amended and Restated Water Main Easement with Hazelbrand Industrial, LLC" to the agenda.

Motion carried unanimously.

6. Motion made by Council member Floyd, seconded by Council member Morgan to approve adding the following to the agenda: "Discussion of **first** reading of an ordinance for the City of Covington amending the City's Purchasing Policy."

Motion carried unanimously.

Ms. Thelma Nolley presented a doctor's note on behalf of Ms. Ruby Henderson to be given to the Sanitation Department.

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

Ashton Hills Golf Club/The Village Grille	10400 Covington Bypass
Five O' Clock Sports Bar & Grill	7191 Turner Lake Rd
Musulyn's International Restaurant	6129 Hwy 278

Motion carried unanimously.

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

**Bonds BP
CVS Pharmacy #4695
Food To Go
Ingles Markets #452
Pure Food Mart
Shell Food Mart
Turner Lake Marathon
Walgreens #13760**

**8145 Washington Street
4183 Hwy 278 NE
6229 Turner Lake Road
7173 Turner Lake Road
4120 Washington Street
8109 Washington Street
6206 Turner Lake Road
3188 Hwy 278, NE**

9. Motion made by Council member Henderson, seconded by Council member Keck to approve a license for **Personal Service Beer and/or Wine** only for:

Master Barbers United Barber Shop 3158 Hwy 278 NW

Motion carried unanimously.

10. Motion made by Council member Keck, seconded by Council member Baggett to appoint Cathy Laseter to the Tree Board.

Motion carried unanimously.

11. Motion made by Council member Morgan, seconded by Council member Henderson to re-appoint of Phil Johnson to the Tree Board.

Motion carried unanimously.

12. Motion made by Council member Keck, seconded by Council member Davis to re-appoint Susan Shriver to the Tree Board.

Motion carried unanimously.

13. Motion made by Council member Morgan, seconded by Council member Floyd to re-appoint Bobbie Shepherd to the Tree Board.

Motion carried unanimously.

Planning and Zoning Director Marc Beechuk gave a detailed report from staff in regards to the final plat for the initial phase of Wildwood 2A, 32.9 acres of the

60.64 acres parcel. Richard Cooper with Pacific Group explained timing of the two phases of Wildwood residential development.

14. Motion made by Council member Morgan, seconded by Council member Henderson to approve final plat for the initial phase of Wildwood 2A.

Motion carried unanimously.

15. Motion made by Council member Keck, seconded by Council member Morgan to remove "Discussion of initiating sidewalks text amendment" from the agenda.

Motion carried unanimously.

16. 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 PROVISION OF TITLE 13 OF THE SAID CODE OF ORDINANCES FOR THE PURPOSE OF **AMENDING SECTION 13.08.380 (RIDERS AND ADJUSTMENTS) OF CHAPTER 13.08 (ELECTRIC SYSTEM) HEREOF**, TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES."

Council members Keck, Floyd, and Baggett voting in favor, Council members Morgan, Davis, and Henderson voting against. Motion carried with Mayor Horton voting in favor, breaking 3-3 tie.

17. Motion made by Council member Baggett, seconded by Council member Morgan 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 PROVISION OF TITLE 13 OF THE SAID CODE OF ORDINANCES FOR THE PURPOSE OF **AMENDING SECTION 13.04.090 (EQUIPMENT, PROPERTY OF CITY—SEALS REQUIRED—RESPONSIBILITY FOR MAINTENANCE OF SEALS—DISCONTINUANCE OF SERVICE WHERE SEALS FOUND BROKEN—RECONNECTION FEES AND CHARGES WHERE SEALS**

**FOUND TO BE BROKEN—UNLAWFUL TAMPERING—
ACCESSIBILITY) THEREOF, TO REPEAL CONFLICTING ORDINANCES
AND FOR OTHER PURPOSES.”**

Motion carried unanimously.

18. Motion made by Council member Morgan, seconded by Council member Henderson to authorize J.J. Kane Auctioneers to act as an agent for the City to sell a bucket truck for the Electric Department.

Motion carried unanimously.

19. Motion made by Council member Keck, seconded by Council member Baggett to approve a First Amendment to the Power Purchase Contract (PPC) with MEAG in regards to changes to the Solar Power Purchase Agreement (SPPA).

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

20. Motion made by Council member Morgan, seconded by Council member Henderson to approve a request from MEAG for Federal Legislative Outreach, ex post facto.

Motion carried unanimously.

21. Motion made by Council member Morgan, seconded by Council member Henderson to approve an insurance renewal for the Covington Municipal Airport property with Gary Massey Agency Inc. through Travelers amounting to \$11,583.00.

Motion carried unanimously.

22. Motion made by Council member Floyd, seconded by Council member Morgan to approve an insurance renewal for the Covington Municipal Airport liability with Gary Massey Agency Inc. through Chubb amounting to \$12,937.00.

Motion carried unanimously.

23. Motion made by Council member Morgan, seconded by Council member Keck to approve the sole bid from Veristor for equipment to replace the current production Core Switches amounting to \$62,217.24.

Motion carried unanimously.

24. Motion made by Council member Morgan, seconded by Council member Henderson to approve the low bid from KGPCO for required Adtran hardware to create a technological Central Office for Covington Fiber for internet services amounting to \$107,817.76.

KGPCO	\$ 107,817.76
Walker	\$ 158,657.04
Gresco	\$ 187,284.95

Motion carried unanimously.

25. Motion made by Council member Morgan, seconded by Council member Keck to approve expenditure for up to \$25,600.00 for the purchase of internet service IP addresses.

Motion carried unanimously.

26. Motion made by Council member Keck, seconded by Council member Henderson to approve the low bid from GWES for the design service for a bar screen at the Wellington Apartments sewer lift station, as recommended by the Engineering department and the Water Resources staff, amounting to \$62,147.00.

Ardurra	\$ 75,000.00
Carter & Sloope	\$ 103,900.00
GWES	\$ 62,147.00

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

27. Motion made by Council member Henderson, seconded by Council member Morgan to approve the low bid from Ardurra for design services associated with Capital Improvement Project-B (CIP-B) as part of the Corrugated Metal Pipe Replacement (CMP) Masterplan, amounting to \$129,627.50.

GWES	Base Project (CMP Only) \$104,385.00 Expanded Project (All Pipe) \$131,300.00
Ardurra	Total Project (All Pipe) \$129,627.50

Motion carried unanimously.

28. Motion made by Council member Keck, seconded by Council member Davis to approve the sole bid from Consolidated Pipe and Supply Company Inc. for materials associated with the SR11/SR278 Roundabout Natural Gas Pipeline System relocation amounting to \$84,264.80.

Motion carried unanimously.

29. Motion made by Council member Floyd, seconded by Council member Baggett to approve the low or best bid for labor cost associated with the SR11/SR278 Roundabout Natural Gas Pipeline System relocation not to exceed \$350,000.00 (bid packages to be opened December 13, 2022).

Motion carried unanimously.

30. Motion made by Council member Keck, seconded by Council member Morgan to approve the low bid from Brunton Architects and Engineers for Fire Station Feasibility Study amounting to \$24,500.00.

Brunton Architects and Engineers	\$ 24,500.00
Allen and Hoshall	\$ 40,200.00

Motion carried unanimously.

31. Motion made by Council member Morgan, seconded by Council member Keck to approve an IGA with the Newton County BOC to modify the City of Covington Raw Water Withdrawal Permit.

Motion carried unanimously.

32. Motion made by Council member Henderson, seconded by Council member Keck to approve the low bid from Goforth Williamson Inc. for a pump rebuild at the Eastside Lift Station amounting to \$29,635.00.

Pro Pump Solutions Inc.	\$ 31,721.74
Goforth Williamson Inc. (GWI)	\$ 29,635.00

Motion carried unanimously.

33. Motion made by Council member Keck, seconded by Council member Morgan to approve a requested GDOT right of way purchase of 0.087 acres and 0.077 acres of permanent easements from City of Covington amounting to \$32,300.00 for Emory Street bridge widening future bridge and road reconstruction project.

Motion carried unanimously.

34. Motion made by Council member Morgan, seconded by Council member Henderson to approve the low bid from StreetScan, Inc. for a pavement inspection and management solution in regards to collecting pavement condition data, processing, analysis of recorded data, and management amounting to \$52,386.00.

KCI Technologies, Inc.	\$ 100,780.00
StreetScan, Inc.	\$ 52,386.00

Motion carried unanimously.

The Mayor and Council acknowledged receipt of the City Manager appointments for 2023.

John King - Assistant City Manager

Audra Gutierrez - City Clerk

Cheryl Freeman – City Solicitor

Stacey Cotton - Police Chief to maintain a force of at least 50 sworn officers

Bobby Johnson - IT Director

Marc Beechuk - Planning and Zoning Director

Mike Jewell - Gas Director

Joel Smith - Electric Director

Lee Harvey - Public Works Director
Kevin Sorrow - Water Resources Director
Jeremy Holmes - Fire Chief
Paul Dailey - Human Resource Director
Trudy Henry - E911 Director
Randy Smith - Finance Director
Ken Malcom - Community Development Director

Mayor Horton stated in speaking with City Manager Tres Thomas, the title Assistant City Manager previously was Deputy City Manager, and City Attorney shall address the ordinance to ensure the title “Deputy” City Manager is officially noted.

A discussion ensued regarding the Bicentennial Time Capsule. ICMA Management Fellow Langston Leake presented the time capsule along with items to place inside the capsule. The items include a Bicentennial banner, a Covington Roots Festival poster, Vampire Diaries merchandise, a Coca Cola bottle commemorating Georgia Bulldogs as 2022 National Champions, a Bicentennial fan, maps and pamphlets from the Visitor’s Center, Covington News edition advertising the Covington Roots Festival and Bicentennial Lighting of the Square, and a Covington Roots Festival and 4th of July Celebration t-shirts. Mr. Leake stated a mosaic will be placed including all current City of Covington employee names, a copy of the fiscal year 2022 budget, 2022 tourism numbers, and a copy of the 2022 Bicentennial Covington News special issue. Council member Baggett would like a facemask included, and Mayor Horton suggested signed City of Covington business cards from Mayor and Council. Mr. Leake stated the time capsule shall be placed in the flower bed beside City Hall with a plaque.

It was the consensus of Mayor and Council to open time capsule in 50 years.

- 35. Motion made by Council member Morgan, seconded by Council member Davis to approve the final plat for Covington Logistics regarding two parcels and a small roadway on Hazelbrand Road, as presented by Planning and Zoning Director Marc Beechuk.

Motion carried unanimously.

- 36. Motion made by Council member Keck, seconded by Council member Floyd 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 PROVISION OF TITLE 3 OF THE SAID CODE OF ORDINANCES FOR THE PURPOSE OF **AMENDING SECTION 3.08.010 (PURCHASING POLICY – WHEN APPROVAL REQUIRED) AND SECTION 3.08.020 (PURCHASING POLICY – EMERGENCY PURCHASE DEFINED – MANNER OF MAKING) OF CHAPTER 3.08 (PURCHASING PROCEDURES) THEREOF**, TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.”

Council members Keck, Floyd, and Henderson voting in favor, Council members Morgan, Davis, and Baggett voting against. Motion carried with Mayor Horton voting in favor, breaking 3-3 tie.

Comments from the City Manager:

-Mr. Bill Ross with ROSS + Associates had a family emergency the night of November 21, 2022 and is the reason he was unable to attend Council meeting. Mr. Ross will present “Impact Fee 101” at the January 3, 2023 Council meeting.

-The City’s Strategic Plan update is tentatively scheduled with a GMA representative for February 22, 2023 and will be approximately 6-8 hours in length.

Council member Floyd stated Facilities Maintenance Manager Luther Buchillon and his crew did a great job on the Christmas float for the Christmas Parade on December 3, 2022. Council member Floyd stated that although he pushed for a four way stop at the intersection of East and Floyd Streets, he has reconsidered. Council member Floyd stated residents of Floyd Street would like something done regarding speeding and loud vehicles on Floyd Street.

City Manager Tres Thomas stated the traffic engineer, Keck & Wood, is working on a solution to assist in controlling the plethora of speeding on Floyd Street as well as Conyers Street.

Council member Davis stated the City’s Twitter account needs more utilization, and would like to mirror the way other cities use Twitter in recognizing employees and citizens for various purposes. Council member Davis asked for an update on the traffic studies for Sterling Lakes and Walker’s Bend. Council member Davis stated she attended the Clark’s Grove HOA meeting along with

Council member Henderson, Planning and Zoning Director Marc Beechuk, and City Manager Tres Thomas. Council member Davis stated requests from the Clark's Grove HOA such as "School Zone" signage for the private school, extra police patrolling due to parking issues and speeding, and an update on the expansion of the roundabout at Turner Lake Road.

Assistant City Manager John King stated the Walker's Bend traffic study is complete and the data is being analyzed, and the Sterling Lakes traffic study will be complete within the week. Mr. King stated once both studies are complete and analyzed, the data will be shared. Mr. King stated "School Zone" signage is able to be placed within a week at Clark's Grove, and after speaking with CPD Captain Fuesting he stated he shall add more patrol to monitor Clark's Grove.

City Manager Tres Thomas stated the Turner Lake roundabout will be approximately a four-year project, and the passing of SPLOST funding was needed. Mr. Thomas stated that since SPLOST did pass, the consultant can begin design. Mr. Thomas stated the consultant is confident a two-lane roundabout is sufficient and sustainable on Turner Lake Road.

Council member Baggett thanked all City employees for the fantastic job done the weekend of December 2nd to December 4th with all the activities going on.

Council member Keck stated since the speed study analyzation was complete for Covington Place, she would like an update on solutions. Council member Keck stated she is thrilled at the amount the City will retrieve from the purchase of land by GDOT for the Emory Street Bridge widening future bridge and road reconstruction project, and she would like to see that money used to clean up the mess under the bridge. Council member Keck expressed disappointment not having more Council members at the Covington Christmas Parade and the Georgia Department of Economic Development dinner at Oxford College.

Transportation Department Manager John Hendrix stated speed signage is working at Covington Place, and the next option is solar panel speed signs.

Council member Davis stated she was greatly offended by the comment Council member Keck made in regards to poor Council turnout at recent events.

Mayor Horton requested the opinion of Council regarding allowance of call-in comments and/or questions by citizens during Council meetings. The consensus of Council was not allowing call-in comments and/or questions by citizens. Mayor Horton stated he would like to see the Annual Boards and Committees Banquet revived as a way of thanking citizens that serve. Mayor Horton stated he received a phone call from a concerned citizen regarding the military monument located at the north side of the Square needing repair, and Newton

County is aware and involved. Mayor Horton stated Newton County was seeking information on when the monument was erected and which organization was involved. Mayor Horton stated the Christmas lights looked great, and questioned what happened to previous Christmas lighting the City placed at main entrances to the Square.

City Manager Tres Thomas stated he will look into the previous Christmas lighting Mayor Horton mentioned and update accordingly on what happened.

37. Motion made by Council member Morgan, seconded by Council member Davis to enter into Executive Session for the purpose of discussing land and personnel at 9:26 PM.

Motion carried unanimously.

38. Motion made by Council member Davis, seconded by Council member Morgan to enter back into Regular Session at 9:55 PM.

Motion carried unanimously.

39. Motion made by Council member Morgan, seconded by Council member Henderson to approve an Amended Restated Water Main Easement with Hazelbrand Industrial, LLC.

Motion carried unanimously.

40. Motion made by Council member Morgan, seconded by Council member Henderson to approve authorization to expend up to \$25,000.00 to Hazelbrand Industrial, LLC for a Sewer Main Easement regarding parcel 80-083.

Motion carried unanimously.

41. Motion made by Council member Morgan, seconded by Council member Davis to approve Second Amendment to Contract of Sale with Newton Land Investments, LLC.

Motion carried unanimously.

42. Motion made by Council member Morgan, seconded by Council member Floyd to approve a Sales Contract with Newton Land Investments, LLC for the purchase of Tract 1 containing 1.24 acres and Tract 2 containing 3.63 acres.

Motion carried unanimously.

43. Motion made by Council member Floyd, seconded by Council member Henderson to approve the appointment Tres Thomas as City Manager, and authorization of associated letter.

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

Being no further business meeting adjourned at 10:01 PM.

Steve Horton, Mayor

Audra M. Gutierrez, City Clerk