

**REGULAR MEETING, MAYOR AND COUNCIL, CITY OF COVINGTON,
GEORGIA, COUNCIL ROOM, MAY 15, 2023, 6:30 PM.**

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

Mayor Horton gave invocation and led everyone in the Pledge of Allegiance to the Flag of the United States of America, and explained time limits for public hearings as well as the process for public comments, including filling out public comment cards. Mayor Horton requested a spokesperson to speak on behalf of large groups present for a single agenda item. Mayor Horton welcomed everyone and expressed gratitude for the attendance of citizens present.

1. Motion made by Council member Floyd, seconded by Council member Morgan to approve the minutes from the Regular Council Meeting held on May 1, 2023.

Motion carried unanimously.

Council member Henderson entered the meeting at 6:47 PM.

A re-discussion ensued regarding a SUP request by 78 Development Partners, LLC for a 53-unit townhome development located at 10860 Covington Bypass Rd, tabled from the May 1, 2023 Council meeting. City Manager Tres Thomas stated City engineering consults Keck & Wood examined a traffic study conducted on September 6, 2022. The traffic study was submitted to the Planning and Zoning Department by Mr. Danny Herrmann, 4983 Rabbit Farm Rd. Loganville, GA, with 78 Development Partners, LLC. Mr. Thomas stated the west bound and north bound left turning lanes could be an issue with further congestion around this development. Mr. Thomas stated it may be beneficial to get Newton County and GDOT involved. Council agreed to hear comments from audience. Mr. Jerry White of 7181 Hwy 36 presented a call history from May 2022 to May 2023 for Zone 3 from Covington Police Department, Monticello St Fire Department, Monticello St Emergency Medical Service, Covington Bypass Emergency Medical Service, and Hwy 36 Emergency Medical Service. Mr. White urged Council to consider the negative impact new developments cause regarding traffic issues. Mr. Herrmann stated he has agreed to all Planning and Zoning conditions including fencing the perimeter of the development and ensuring emergency vehicle access. Mr. Herrmann stated he is looking into concerns of traffic and is

willing to work with engineering to resolve. Council member Davis stated she received calls regarding overcrowding of schools in the area. Council member Floyd stated Council should proceed in making a decision.

2. Motion made by Council member Keck, seconded by Council member Davis to table discussion of a SUP request by 78 Development Partners, LLC for a 53-unit townhome development located at 10860 Covington Bypass Rd until the June 20, 2023 Council meeting. This includes presenting a plan to Council regarding traffic flow concerns, including input from Newton County and GDOT.

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

3. Motion made by Council member Keck, seconded by Council member Morgan to approve adding "Discussion of final plat for Tract 1a and 1b located at 12607 Persky Place (previously 1 Foxfield Way) by Quinn Residences and includes 207 townhomes." to the agenda.

Motion carried unanimously.

4. Motion made by Council member Morgan, seconded by Council member Henderson to approve acceptance of the final plat for Tract 1a and 1b located at 12607 Persky Place (previously 1 Foxfield Way) by Quinn Residences.

Motion carried unanimously.

City Planner Renee Criswell stated the applicant of a request to re-zone 8173 and 8193 Monticello St from NR-1 to NR-2 and NR-3, and to amend the future land use map from Single Family Residential (SFR) to SFR and Multi-Family Residential (MFR), for a proposed 63 lot detached and attached single-family residential development, requested to defer discussion and public hearing until the June 20, 2023 Council meeting. Mrs. Criswell stated the applicant requested to defer in order to address concerns of citizens brought forth.

5. Motion made by Council member Baggett, seconded by Council member Morgan to defer discussion and public hearing concerning the zoning of 8173 and 8193 Monticello St from NR-1 to NR-2 and NR-3, and the amending of the future land use map from Single Family Residential (SFR) to SFR and Multi-Family Residential (MFR), for a proposed 63 lot detached and attached single-family residential development, until the June 20, 2023 Council meeting.

Motion carried unanimously.

A public hearing was held at 7:05 PM regarding a zoning map amendment request to modify the layout of the Covington Town Center Master Plan, Tract 11 of 12250 Town Center Blvd, owned by Quintasen Property Development, LLC. City Planner Renee Criswell gave a detailed staff report and recommendations, and stated the update allows a transfer of development rights for 68 townhomes. Council member Baggett questioned if the transfer affected retail space and if disturbances of noise from Nisshinbo would be a factor. Mrs. Criswell explained the transfer is part of the residential mixed-use development and noise would not affect that area.

6. Motion made by Council member Henderson, seconded by Council member Morgan to approve a deviation from the Covington Town Center Conceptual Development Plan and transferring Tract 1-C to Tract 11.

Motion carried unanimously.

A public hearing was held at 7:15 PM regarding the **first** reading of an ordinance amending Sections 16.08.010 – Definitions, 16.16.020 – Permitted Uses, and 16.20.260 – Electric vehicle charging stations. City Planner Renee Criswell gave a detailed staff report and recommendations. Mr. Greg Shy of 7143 Laseter St questioned if the charging stations would be regulated locally or federally, and Mrs. Criswell stated all statewide and federal regulations would be required. Council member Baggett questioned if the fire department is trained to handle a fire at the EV charging stations if a vehicle fire occurs. Council member Floyd stated putting out fires from electric vehicles is a nation-wide concern. City Manager Tres Thomas stated firefighters leave this week for training.

7. Motion made by Council member Morgan, seconded by Council member Davis to approve the **first** reading of an ordinance amending Sections 16.08.010 – Definitions, 16.16.020 – Permitted Uses, and 16.20.260 – Electric vehicle charging stations.

Motion carried unanimously.

A public hearing was held at 7:32 PM regarding transmittal of the Impact Fee Capital Improvement Element and transmittal resolution. Mr. Bill Ross of ROSS + Associates explained the Impact Fee Capital Improvement Element.

8. Motion made by Council member Morgan, seconded by Council member Floyd to approve transmittal of the Impact Fee Capital Improvement Element and associated transmittal resolution.

Motion carried unanimously.

9. Motion made by Council member Floyd, seconded by Council member Baggett to approve the sole bid from Friends of Covington Fireworks for the execution of fireworks displays on July 4th and November 16th, 2023, as well as July 4th and November 21, 2024, amounting to a total cost per year contract of \$95,000.00. The City cost per year amounts to \$50,000.00.

Motion carried unanimously.

10. Motion made by Council member Morgan, seconded by Council member Davis to approve a resolution authorizing the Mayor to sign the DCA-10 form required to accompany the CDBG application.

Motion carried unanimously.

11. Motion made by Council member Morgan, seconded by Council member Davis to approve informing the Northeast Georgia Regional Commission (NEGRC) of the acceptance by the City of Covington of the confirmation agreement to administer the CDBG program for a 5% fee, if approved.

Motion carried unanimously.

12. Motion made by Council member Keck, seconded by Council member Davis to approve an Intergovernmental Agreement with Newton County to allow the City of Covington to take lead and conduct all Erosion Sediment and Pollution Control inspections on the Eastside Sanitary Sewer Improvements Project.

Motion carried unanimously.

13. Motion made by Council member Morgan, seconded by Council member Henderson to approve the Title VI- Non Discrimination Agreement Form which includes Implementation Procedures and Discrimination Complaint Procedure, and designates ADA Coordinator Tracie Davis as the Title VI Specialist.

Motion carried unanimously.

Council consensus to designate Council member Anthony Henderson as flag bearer for the 2023 Parade of Flags during Opening General Session at the GMA Annual Convention.

14. Motion made by Council member Keck, seconded by Council member Davis to designate City Manager Tres Thomas as 2023 GMA Convention Voting Delegate.

Motion carried unanimously.

Comments from the City Manager:

-Council received budget workbooks to review, Budget workshops scheduled for May 30-June 1, 2023 from 5:00 PM- 8:00 PM at the Covington Municipal Airport. Focus is on enterprise and public safety budgets. A list of 19 budgets typically consistent yearly are listed in workbooks, and Council requested to review and ask questions prior to workshops. Overflow periods are set aside, and dinner provided each evening.

-Longest reigning Police Chief in the Atlanta area, Chief Stacy Cotton, will be retiring May 30, 2023. Chief Cotton has served with the Covington Police Department for nearly 37 years, and as Police Chief for nearly 26 years, please thank Chief Cotton for his service.

Council member Baggett thanked Chief Cotton.

Council member Davis thanked Chief Cotton, expressed appreciation, and stated he will be missed. Council member Davis requested a copy of the Impact Fee calendar.

Mayor Horton stated he was there for Chief Cotton's first day at the Covington Police Department and thanked him for his service. Mayor Horton stated the Conyers St Gym needs a plan in order to begin seeking funding assistance.

Council member Keck stated the Conyers St. gym needs restoration for use as an event space or community center that generates revenue.

Council member Morgan stated the Conyers St. gym is part of his initiative moving forward and he has a plan in place.

Council member Davis stated the Conyers St. gym discussion has occurred many times and action needs to take place.

15. Motion made by Council member Keck, seconded by Council member Morgan to enter into Executive Session at 8:08 PM for the purpose of discussing land.

Motion carried unanimously.

16. Motion made by Council member Davis, seconded by Council member Morgan to enter into Regular Session at 8:24 PM.

Motion carried unanimously.

17. Motion made by Council member Davis, seconded by Council member Morgan to amend the agenda to add AA1, "Discussion of Eastside Sewer Line Easement purchase."

Motion carried unanimously.

18. Motion made by Council member Keck, seconded by Council member Morgan to approve the Eastside Sewer Line Easement purchase from James Rhighetti for \$50,000.00 regarding parcel number C082006.

Motion carried unanimously.

19. Motion made by Council member Morgan, seconded by Council member Keck to amend the agenda to add AA2, "Discussion of an amendment to the lease agreement with Archer Aviation."

Motion carried unanimously.

20. Motion made by Council member Morgan, seconded by Council member Keck to approve amendment to the lease agreements with the Newton County Industrial Development Authority and with Archer Aviation, Inc. for a rent amount of \$34,000.00 per year, to be paid by Archer Aviation to the City of Covington. This includes an adjustment of rent amount every 5 years based on

inflation, and allows a credit for rent payments toward any FAA re-imbusement required to be paid by Archer Aviation, Inc.

Motion carried unanimously.

Being no further business meeting adjourned at 8:27 PM.

Steve Horton, Mayor

Amanda Huggins, Deputy City Clerk