

REGULAR MEETING, MAYOR AND COUNCIL, CITY OF COVINGTON, GEORGIA, COUNCIL ROOM, JULY 17, 2023, 6:30 PM.

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

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

1. Motion made by Council member Morgan, seconded by Council member Floyd to approve the minutes from the Regular Council Meeting held on June 20, 2023.

Motion carried unanimously.

2. Motion made by Council member Floyd, seconded by Council member Baggett to **deny final** 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 2 OF THE SAID CODE OF ORDINANCES FOR THE PURPOSE OF **AMENDING SECTION 2.04.010 (MAYOR AND COUNCIL, FORM OF GOVERNMENT – TERM – ELECTION – MAYOR PRO TEM – MAYOR PRO TEM ELECT – COMPENSATION – REGULAR MEETING DATES) OF CHAPTER 2.04 (CITY GOVERNMENT GENERALLY)**, TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.”

Motion **failed** with Council members Keck, Morgan, Davis, and Henderson voting against. Council members Baggett and Floyd voting in favor.

3. Motion made by Council member Keck, seconded by Council member Davis to approve **final** 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 2 OF THE SAID

CODE OF ORDINANCES FOR THE PURPOSE OF **AMENDING SECTION 2.04.010 (MAYOR AND COUNCIL, FORM OF GOVERNMENT – TERM – ELECTION – MAYOR PRO TEM – MAYOR PRO TEM ELECT – COMPENSATION – REGULAR MEETING DATES) OF CHAPTER 2.04 (CITY GOVERNMENT GENERALLY)**, TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.”

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

City Attorney Frank Turner, Jr. recused himself and Attorney David Strickland sat in as legal counsel.

A public hearing was held at 7:03 PM regarding a SUP request for a Bed & Breakfast at 2204 Monticello Street. Planning and Zoning Director Ralph Moore gave a detailed staff report and recommendations. Ms. Linda Hanna of 3126 Pennington Street present to speak in favor of SUP request, with conditions. Mr. Charles Neely of 3169 Rebecca Street present to speak against the request.

4. Motion made by Council member Morgan to **deny** a SUP request for a Bed & Breakfast at 2204 Monticello Street.

Motion **dies** for lack of second.

5. Motion made by Council member Keck, seconded by Council member Henderson to approve a SUP request for a Bed & Breakfast at 2204 Monticello Street, with conditions:

- Four bedroom for rent occupancy
- Traffic must come and go through main gate with no use of private driveway west of gate
- Operator must live on site
- All conditions and recommendations presented by staff and Planning Commission shall apply

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

City Attorney Frank Turner Jr. returned to meeting as legal counsel.

Mr. Bill Ross from Ross + Associates was present to discuss a proposed Impact Fee Ordinance and stated State law requires two public hearings prior to

adoption of the proposed Impact Fee Ordinance at least fifteen days apart. Mr. Ross stated no fee schedule has been determined as of yet by Council, but will be available at the second public hearing, more than likely to be held in September 2023. A public hearing was held at 7:30 PM. City Attorney Frank Turner Jr. stated as the fee schedule is not available, a first reading of the ordinance should be postponed, and can occur during the second public hearing.

6. Motion made by Council member Keck, seconded by Council member Morgan to approve a revised Impact Fee CIE Transmittal Resolution to include January 3, 2023 as the public hearing date for proposing potential creation of an Impact Fee Program, as required by 3(a) under Chapter 110-12-2-.04 of the Department of Community Affairs Development Impact Fee Compliance Requirements.

Motion carried unanimously.

7. Motion made by Council member Morgan, seconded by Council member Keck to approve an extension of a request from the Covington Fire Department until December 31, 2023 for four part-time fire fighter positions, including a budget amendment resolution increasing account 100-3501-51XXXX personnel expenses by \$59,334.00 and decreasing account 100-1510-57.9000 contingencies by \$59,334.00

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

8. Motion made by Council member Floyd, seconded by Council member Davis to approve a request from the Covington Police Department to donate six Crown Victoria patrol cars to Georgia Piedmont Academy.

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

9. Motion made by Council member Morgan, seconded by Council member Davis to approve the Third Amendment to the Power Purchase Contract (PPC) between the Municipal Electric Authority of Georgia and the City of Covington to increase the City's entitlement share to output received under the Solar Purchase Power Agreement to up to an approximate 0.2 megawatts of solar power.

Motion carried unanimously.

10. Motion made by Council member Henderson, seconded by Council member Morgan to approve ESRI Software License Agreement, amounting to a total of \$339,900.00 for a three-year license, split three ways between the City, County, and Newton County Water and Sewerage Authority. The total cost to the City amounts to \$113,300.00, divided over three budget cycles, at a cost of \$37,766.67 annually, and approval is contingent on City Attorney, Newton County, and Newton County Water and Sewerage Authority review and approval.

Motion carried unanimously.

11. Motion made by Council member Floyd, seconded by Council member Henderson to approve an agreement with D.R. Horton for installation of natural gas mains at Wildwood Phase 2, with estimated cost to the City of \$111,000.00 and a five-year payback.

Motion carried unanimously.

12. Motion made by Council member Keck, seconded by Council member Henderson to approve a 90 day resolution allowing open container in the entire Covington Downtown Entertainment District for a series of special events, which are to commence at 11:00 AM and terminate at 11:00 PM on each Thursday, Friday, and Saturday, beginning August 3, 2023 and ending October 28, 2023.

Motion carried unanimously.

13. Motion made by Council member Floyd, seconded by Council member Henderson to approve the lowest bid from Great Escapes Landscaping to provide Christmas lights and decorations for the City of Covington amounting to \$113,131.08 per year for three years, contingent upon review by the City Attorney, and automatic renewal allowing next City Council to renew or terminate contract.

Great Escapes Landscaping	\$113,131.08
Christmas Décor by Grant Lawn and Décor Services, Inc.	\$145,207.00
Lights All Year	\$135,335.00

Motion carried unanimously.

Community Development Director Ken Malcom gave an update on the upcoming events taking place at Legion Field.

- Family Fun Day- August 5, 2023-Partnering with Newton County (day event)
- Back to School Private Event- August 5, 2023 (evening event)
- Covington Roots Concert- August 11, 2023
- Fuzz Run Kickoff- September 8-9, 2023
- Pink Out concert- October 13, 2023
- Covington on Ice- Ice Skating Rink opens November 16, 2023
- Community Thanksgiving Feeding the Hungry- November 18, 2023
- Lights at Legion- Begins December 1, 2023

14. Motion made by Council member Morgan, seconded by Council member Henderson to approve a Request for Traffic Signal Permit application from GDOT regarding State Route 36/Martin Luther King Jr. Avenue (Neely Farms Development), contingent upon City staff and City Attorney review and approval of acceptable financial security instruments and proof of insurance.

Motion carried unanimously.

Water Resources Director Kevin Sorrow discussed Amendment Number One to the IGA regarding Management of the Drinking Water Projects to Support Populations Award for the Regional Infrastructure Resiliency Initiative. Mr. Sorrow stated the original percentages of 24% to the City, 42% to the Newton County Water and Sewerage Authority, and 34% to Newton County still apply. The initial grant amounted to \$212,783,781.75, and the Governor's Office of Planning and Budget requests to amend the grant amount to \$234,062,159.93, which totals an additional \$21,278,378.18 awarded to the mentioned entities, and \$5,106,810.76 in additional funding for the City.

15. Motion made by Council member Floyd, seconded by Council member Davis to approve Amendment Number One to the IGA regarding Management of the Drinking Water Projects to Support Increased Populations Award for the Regional Infrastructure Resiliency Initiative.

Motion carried unanimously.

16. Motion made by Council member Davis, seconded by Council member Floyd to approve the proposed Rules of Procedure for Hearings of Appeals of Historic Preservation Certificate of Appropriateness Decisions.

Motion carried unanimously.

17. Motion made by Council member Henderson, seconded by Council member Keck to approve moving the polling location from the Council Room to the six polling locations City residents would normally vote at in a County election for the 2023 election, due to Senate Bill 311 adding a Board of Education referendum to the ballot.

Motion carried unanimously.

18. Motion made by Council member Henderson, seconded by Council member Davis to approve changing qualifying from Monday through Friday 8:30 AM-4:30 PM to Monday through Thursday 8:30 AM-4:30 PM and Friday 8:30 AM-12:00 PM August 21 to August 25, 2023.

Motion carried unanimously.

Comments from the City Manager:

- Council received information regarding the completed tax digest, two millage rate options were given to roll back rate to 5.764 or to keep current rate of 6.256. Consensus of Council is to go with the roll back rate of 5.764. A five-year history will be advertised in the Covington News July 30, 2023 and an official vote will be held at next Council meeting on August 7, 2023.

Mayor Horton asked Community Development Director Ken Malcom to review the technology regarding the tracking of the number of people in an area of the City at any given time.

Council member Morgan thanked everyone that reached out to him after his house fire, especially the great work and response from the Covington Fire Department, Covington Police Department, and the ambulance service. Council member Morgan encouraged everyone to get out and vote.

Council member Floyd thanked staff for all the hard work to make the 4th of July celebration on the Square a great success. Council member Floyd stated a ton of

trash accumulated after the event, and the next morning the Square was immaculate.

Council member Baggett thanked and recognized City of Covington Police Officer Slade McCullough for helping a local family find their missing dog.

19. Motion made by Council member Davis, seconded by Council member Morgan to enter into Executive Session at 9:17 PM for the purpose of discussing land.

Motion carried unanimously.

20. Motion made by Council member Keck, seconded by Council member Morgan to enter into Regular Session at 9:24 PM.

Motion carried unanimously.

21. Motion made by Council member Morgan, seconded by Council member Davis to add "Discussion of entering into a Revocable License Agreement with the State Properties Commission for the purpose of construction and installation of a new sanitary sewer line on State owned property in the custody of the Technical College System of Georgia."

Motion carried unanimously.

22. Motion made by Council member Morgan, seconded by Council member Keck to approve entering into a Revocable License Agreement with the State Properties Commission for the purpose of construction and installation of a new sanitary sewer line on State owned property in the custody of the Technical College System of Georgia.

Motion carried unanimously.

Being no further business meeting adjourned at 9:25 PM.

Steve Horton, Mayor

Audra M. Gutierrez, City Clerk