

REGULAR MEETING, MAYOR AND COUNCIL, CITY OF COVINGTON, GEORGIA, COUNCIL ROOM, DECEMBER 16, 2024, 6:30 PM.

Mayor Fleeta Baggett presided with Mayor Pro-tem Susie Keck, Council members: Anthony Henderson, Charika Davis, Kimberly Johnson, Travis Moore, and Jared Rutberg, City Manager Tres Thomas, Deputy City Manager John King, City Clerk Audra M. Gutierrez, and City Attorney Frank Turner, Jr. present.

Dr. Royeese Stowe gave the invocation.

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

Georgia Municipal Association’s Member Consultant Sherri Bailey presented Lifetime Service Awards to Steve Horton and Don Floyd.

The Newton County Historical Committee on Black Heritage Preservation presented a plaque to Mayor & Council in recognition of their passion and commitment to the committee.

1. Motion made by Council member Keck, seconded by Council member Henderson to approve the minutes from the Regular Council Meeting held on November 18, 2024.

Motion carried unanimously.

2. Motion made by Council member Davis, seconded by Council member Moore to approve licenses to sell alcoholic beverages for **on-premises consumption** only for:

@ Local Coffeehouse	1109 Church Street
Amici Italian Café	1116 College Ave SE
Amici CTC LLC	13500 Town Center Dive
Ashton Hills Golf Club	10400 Covington Bypass
Blockers Sports Bar & Grill LLC	2145 Pace Street Ste C
City Pharmacy (Concept)	1105 Church Street
Five O’clock Sport Bar & Grill	7191 Turner Lake Rd
Ichiban Ramen & Sushi Bar	4152 Washington St. SW
Jim N Nicks BBQ	11300 Town Center Dr.
Longhorn Steakhouse of COV # 5244	6112 Pavilion Way
Lucky Day Tacos LLC	1113 Floyd Street
Musulyn’s International Restaurant	6129 Hwy 278
Pockets Billiards LLC	6185 Hwy 278
Shantel’s Kitchen & Cocktails	10205 Access Rd, Ste A

The Bistro	11500 Foxfield Way
The Depot Sports Bar & Grill	4122 Emory Street, NW
The Olive Garden Italian Restaurant	6138 Pavilion Way

Motion carried unanimously.

3. Motion made by Council member Davis, seconded by Council member Moore to approve licenses to sell alcoholic beverages for **off-premises consumption** only for:

Aldi Inc. (Georgia) # 48	11152 HWY 142 N
Bonds BP (Alveez)	8145 Washington Street
BP Food Mart	5224 Hwy 278
Bread & Butter Bakery LLC	1124 Monticello Street
Citgo Food Mart (Starbuzz)	3251 Hwy 278 NW
Climaxx Wine & Spirits, LLC	9197 Hwy 278
Covington Food Mart (Saif)	9123 Hwy 278
Covington Super Mart	8108 Washington Street
Emory Mart	2117 Emory Street
EZ Covington Gas/Food (Superbrzs)	10125 Alcovy Rd.
Food Depot # 44	6169 Hwy 278
Food Mart	6155 Hwy 36
GA. CVS Pharmacy #4695	4183 Hwy 278 NE
Happy Produce Caribbean	2141 Pace Street
Hazelbrand Store LLC	9225 Hwy 142 N
Himalaya Enterprise, Inc	6147 Hwy 278 NW
Ingles Market # 452	7173 Turner Lake Road
Ingles Market # 439	9176 Hwy 278 NE
Kroger Company # 214	3139 Hwy 278 NE
Nitro 2 Go Beverages	9135 Martin Luther King Jr
Shell Food Mart	8109 Washington Street
Turner Lake Food to Go (Balaji)	6229 Turner Lake Road
Turner Lake Marathon	6206 Turner Lake Road
Walgreens Co	3188 Hwy 278 NE

Motion carried unanimously.

4. Motion made by Council member Davis, seconded by Council member Moore to approve licenses for **on premises ancillary tasting and off-premises consumption**.

Bread & Butter Bakery LLC	1124 Monticello Street
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Town Square Olive Oil, LLC

1130 Church Street

Motion carried unanimously.

5. Motion made by Council member Davis, seconded by Council member Moore to approve a **Personal Service Beer and/or Wine License** only for:

Marshinnail3dit, LLC

6207 Hwy 278

Motion carried unanimously.

6. Motion made by Council member Davis, seconded by Council member Moore to approve a license for an **Art Shop Amenity** only for:

Wildart LLC

1105 Washington Street

Motion carried unanimously.

A public hearing was held at 7 PM concerning an Annexation and Rezoning request for 10835 Hazelbrand Road. Owner/applicant Kevin Casteel and Jason Volk of ServerFarm spoke in favor of the request.

7. Motion made by Council member Rutberg, 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 **ANNEX A TRACT OF LAND CONTAINING 95.556 ACRES**, LOCATED ON HAZELBRAND ROAD NE, IN LAND LOTS 282, 283, AND 298, NINTH LAND DISTRICT, NEWTON COUNTY, GEORGIA 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 with Council members Keck, Johnson, Moore, Davis, and Rutberg voting in favor. Council member Henderson voting against.

A public hearing was held at 7:24 PM concerning a rezoning request from M1 Light Industrial to M2 Heavy Industrial to allow for a proposed heavy equipment rental facility. Applicant John Nix and Jared Lucas spoke in favor of the request.

8. Motion made by Council member Keck, seconded by Council member Henderson to approve a rezoning request from M1 Light Industrial to M2 Heavy Industrial to allow for a proposed heavy equipment rental facility to be located at 9101 Old Atlanta Highway.

Motion carried unanimously.

A public hearing was held at 7:45 PM concerning a rezoning request from M1 Light Industrial to M2 Heavy Industrial to allow for the operation of parking and storage of large vehicles/open yard storage. Owner/applicant Eric Adcock spoke in favor of the request.

9. Motion made by Council member Johnson, seconded by Council member Moore to approve a rezoning request from M1 Light Industrial to M2 Heavy Industrial to allow for the operation of parking and storage of large vehicles/open yard storage to be located at 9230 Industrial Drive, with condition:

-Abide by all local, state and federal regulations regarding storage on the property. (These codes include Chapter 15.12 Fire and Safety Codes, State GA Code § 25-2-16, and Federal Code Title 49 CFR Parts 171-180, also known as the Hazardous Materials Regulations (HMR))

Motion carried unanimously.

10. Motion made by Council member Henderson, seconded by Council member Rutberg to approve an emergency water main repair located on Spring Street in the amount of \$170,000.00, ex post facto.

Motion carried unanimously.

11. Motion made by Council member Rutberg, seconded by Council member Davis to approve a Service Area Agreement with the Newton County Water and Sewerage Authority.

Motion carried unanimously.

12. Motion made by Council member Keck, seconded by Council member Moore to approve infrastructure costs associated with the Service Area Agreement with the Newton County Water and Sewerage Authority estimated to be \$316,870.00.

Motion carried unanimously.

13. Motion made by Council member Keck, seconded by Council member Davis to approve a six-month extension of construction services for the Downtown Square Utility Relocation Project.

Motion carried unanimously.

14. Motion made by Council member Keck, seconded by Council member Davis to approve a Drainage Improvement Project for 5148 Newton Drive – Church of God in the amount of \$131,640.55.

Motion carried unanimously.

15. Motion made by Council member Rutberg, seconded by Council member Keck to approve a Resolution for the City of Covington to participate in the Amicus Brief in Chang v. City of Milton Appeal.

Motion carried unanimously.

16. Motion made by Council member Johnson, seconded by Council member Henderson to approve a Resolution to add membership in a fund of Georgia Interlocal Risk Management Agency (GIRMA) with regards to the Georgia First Responders PTSD Program in the amount of \$22,000.00/yr.

Motion carried unanimously.

17. Motion made by Council member Keck, seconded by Council member Davis to approve moving forward with the construction of a sidewalk on Corley Street in the amount of \$30,000.00.

Motion carried unanimously.

The Mayor and Council acknowledged receipt of the City Manager appointments for 2025:

John King – Deputy City Manager

Audra Gutierrez – City Clerk
Ken Malcom – Community Development Director
Bobby Johnson – IT Director
Kevin Sorrow – Water Resources Director
Lee Harvey –Public Works Director
Joel Smith – Electric Director
Mike Jewell- Gas Director
Randy Smith – Finance Director
Paul Dailey – Human Resources Director
Judy Thagard – Planning and Zoning Director
Trudy Henry – E911 Director
Philip Bradford – Police Chief
Joe Doss – Fire Chief
Cheryl Freeman – City Solicitor

Ms. Thelma Nolley expressed several concerns with streets being blocked off during events, making it hard for residents to get to their homes. Ms. Nolley stated there was a traffic jam on Thursday.

Comments from the City Manager:

- Phase 2 of the Master Plan
- Christmas Parade went well
- Special Projects Coordinator Kayla Johnson’s last day will be on 12/27/2024 and she will be missed

The Deputy City Manager wished everyone a Merry Christmas.

Council member Henderson wished a Merry Christmas to all, and admitted the music from the event earlier this month was too loud.

Council member Rutberg thanked staff for their efforts for the tree lighting and the employee Christmas luncheon. Council member Rutberg congratulated the Eastside swim team for winning 2nd place in the championship.

Council member Davis stated we need to work together with the residents around OCHO and restore peace.

Council member Moore wished everyone a Merry Christmas and thanks to City employees for all they do.

Council member Keck stated the current elected officials were the best group she has worked with in the last seven years.

Comments from the Mayor:

- Christmas Parade was a success
- Warming Shelter is going well
- Floyd Street gas upgrades still ongoing
- Sad Kayla is leaving
- District 5 Mayor Meeting went great

Mayor Baggett wished everyone a Merry Christmas.

Being no further business meeting adjourned at 8:20 PM.

Fleeta Baggett, Mayor

Audra M. Gutierrez, City Clerk