



**REGULAR MEETING, MAYOR AND COUNCIL, COUNCIL CHAMBERS, CITY OF COVINGTON, GEORGIA, JUNE 16, 2025, 6:30 PM.**

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

Council member Henderson entered the meeting at 6:31 PM.

Reverend Dr. Royeese Stowe gave the invocation.

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

The Civility Taskforce presented the Civility Award to Rodney Powell for the month of March, Tim Smith for April, and John Terrell for May.

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1. Motion made by Council Member Davis, seconded by Council Member Henderson to approve the minutes from the Regular Council Meeting held on June 2, 2025.

Motion carried unanimously.

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2. Motion made by Council Member Moore, seconded by Council Member Henderson to amend the agenda to add to the Consent Agenda as 4a:

- Approval of GDOT/FAA contract for FY25 reimbursement in the amount of \$182,716.12, ex post facto.

Motion carried unanimously.

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3. Motion made by Council Member Davis, seconded by Council Member Moore to approve a contract with GDOT/FAA for FY25 reimbursement in the amount of \$182,716.12, in connection with the SE apron - Phase II (site preparation and utilities) - reimbursement Phase III at the Covington Municipal Airport in Covington, ex post facto.

Motion carried unanimously.

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Planning & Zoning Director Judy Thagard discussed the possibility of adding the allowance of a Cigar and Bourbon Lounge under the NAICS code.

Both Chamber President Debbie Harper and applicant Carlo Mack were in attendance to answer any questions, if needed.

4. Motion made by Council Member Keck, seconded by Council Member Davis to approve the initiation of a text amendment to add to the Use Table of the Zoning Ordinance, Sec.16.16.020, the allowance of a Cigar and Bourbon Lounge under the NAICS code 722410 or 713990.

Motion carried unanimously.

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5. Motion made by Council Member Moore, seconded by Council Member Johnson to approve the best RFQ from MSW Consultants for the Downtown Solid Waste and Recycling Master Plan, and authorize the Public Works Director to negotiate an agreement on behalf of the City.

**MSW Consultants  
AMP Consulting Services  
Raftelis/ EA Engineering  
Geosyntec**

Motion carried with Council members Keck, Johnson, Moore, Rutberg, and Henderson voting in favor. Council member Davis voting against.

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6. Motion made by Council Member Keck, seconded by Council Member Davis to approve the low bid from East Coast Grading in the amount of \$1,226,564.76, for the Floyd Street Repaving Project.

<b>Bidder</b>	<b>Base Bid</b>	<b>Contingency</b>	<b>Total</b>
East Coast Grading	\$1,006,578.03	\$159,986.71	\$1,226,564.73
Triple R Paving & Const LLC	\$1,119,086.01	\$167,862.90	\$1,286,948.91
Blount Construction Co.	\$1,307,830.09	\$196,174.51	\$1,504,004.60
A&S Paving Inc.	\$1,314,318.27	\$197,147.74	\$1,511,466.01
Pitman Construction Co.	\$1,527,954.38	\$229,193.16	\$1,757,147.54

Motion carried unanimously.

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7. Motion made by Council Member Johnson, seconded by Council Member Moore to approve placing an All-Way-Stop at Floyd and Dearing Streets.

Motion carried unanimously.

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8. Motion made by Council Member Keck, seconded by Council Member Davis to approve the best RFQ from Sunbelt Builders in the amount *not to exceed* \$6,600,000.00, for the construction of Fire Station 23.

**Woodvale  
Albion  
Meja  
Place Services, INC  
Cooper & CO.  
Reeves and Young**

**Kevin Price/Precision Planning Inc.  
Garbutt  
Benning Construction/POH Architects  
Spratlin & Son  
Hogan  
Sunbelt Builders**

Motion carried unanimously.

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Planning & Zoning Director Judy Thagard informed everyone of the Master Plan Community meeting to be held at Legion Field on June 24<sup>th</sup> from 5-8 PM.

Ms. Thelma Nolley questioned as to what the City does with the Stormwater monies.

Mayor Baggett stated the monies go towards any repairs due to runoff.

Ms. Nita Thompson was in attendance to again ask Mayor and Council to provide food for the City's two "Fire Houses." Ms. Thompson discussed the traffic at the left turn lane onto Brown Bridge Road from Turner Lake Road.

Comments from the City Manager:

- Juneteenth Parade along with the event went well and thanked staff for all of their help
- CPD Officer Hobbs and Deputy McClane recently did a wonderful act for a couple in need

Council member Henderson thanked the staff in their efforts in making the Juneteenth event a success. Council member Henderson inquired as to how the City can increase the sales tax.

The City Attorney stated sales tax is restricted by the State.

Council member Davis thanked staff for their assistance in making Juneteenth celebration a success.

Council member Moore stated he is glad to see more of a police presence on Jackson Highway with regards to tractor trailers.

Council member Johnson quoted the Engineering Manager "Stormwater is federally mandated but not federally funded" also, according to MEAG, residential power is sold at cost.

Council member Keck stated the council does not take it lightly when voting to pass along the costs that comes to the City. Council member Keck inquired about installing a 4-way stop at Adams Street and Newton Drive.

Council member Rutberg stated stormwater improvements have to be made due to compliance or else the City could be fined. Council member Rutberg thanked staff for recent storm clean-up on Old Monticello Street.

Council member Henderson asked for a copy of stormwater projects.

Comments from the Mayor:

- The Juneteenth Celebration was great fun

- The 2025-2026 Budget will be voted on at the July 21<sup>st</sup> Council meeting

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9. Motion made by Council Member Davis, seconded by Council Member Keck to enter into Executive Session at 7:42 PM for the purpose of discussing land acquisition.

Motion carried unanimously.

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10. Motion made by Council Member Davis, seconded by Council Member Moore to enter back into regular session at 7:59 PM.

Motion carried unanimously.

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11. Motion made by Council Member Keck, seconded by Council Member Davis to amend the agenda to add:

- Discussion of a Master Acquisition and Development Services Agreement with Woodvale Development Group, LLC concerning the City Utilities Facility.

Motion carried unanimously.

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12. Motion made by Council Member Keck, seconded by Council Member Henderson to approve of designating the Master Acquisition and Development Services Agreement with Woodvale Development Group, LLC as a sole source contract for purposes of Georgia Public Works Construction law.

Motion carried unanimously.

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13. Motion made by Council Member Davis, seconded by Council Member Keck to authorize the Mayor and City Clerk to execute the Master Acquisition and Development Services Agreement with Woodvale Development Group, LLC and associated exhibits: contract with Covington Media Holdings, LLC, contract with TRS South, LLC, and agreement with Bush Design-Build, LLC, with regards to the Covington Utilities Complex.

Motion carried unanimously.

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Being no further business meeting, the meeting adjourned at 8:02 PM.

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Fleeta S. Baggett, Mayor

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Audra M. Gutierrez, City Clerk