

**THESE MINUTES HAVE NOT BEEN APPROVED.**  
**REGULAR MEETING, MAYOR AND COUNCIL, CITY OF COVINGTON,**  
**GEORGIA, LEGION FIELD, AUGUST 19, 2019, 6:30 PM.**

Mayor Ronnie Johnston presided with Mayor Pro-Tem Kenneth Morgan, Council members: Hawnethia Williams, Josh McKelvey, Anthony Henderson, Michael Whatley, and Susie Keck, City Manager Leigh Anne Knight, City Clerk Audra M. Gutierrez, and City Attorney Frank Turner, Jr. present.

Council member Kenneth Morgan gave the invocation.

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

The mayor and city manager introduced new Planning & Zoning Director Mary Darby.

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1. Motion made by Council member Henderson, seconded by Council member Whatley to approve the minutes from the Regular Council Meeting held on August 5, 2019.

Motion carried unanimously.

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2. Motion made by Council member Whatley, seconded by Council member McKelvey to move item 15, "Discussion of air testing" to item 5.5.

Motion carried unanimously.

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3. Motion made by Council member Henderson, seconded by Council member Keck to remove item 5f, "Approval of abandonment of Turner Lake Road/Old Clark Street" from the Consent Agenda to item 5.6.

Motion carried unanimously.

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Former Fire Chief Don Floyd discussed issues with the Pace Street construction and the maneuverability of fire apparatus with regards to response times. Mr. Floyd asked if the current fire chief was consulted.

Ms. Thelma Nolley asked Council member McKelvey where he resides.

Council member McKelvey stated he resides on David Circle and his family lives out in the county.

Ms. Nolley stated a non-city sanitation worker was not wearing a shirt, only a vest. Ms. Nolley discussed the plight of the City Sanitation workers. Ms. Nolley asked when is the City going to fix streets on the west side.

Chamber interim President Debbie Harper discussed the upcoming job fair on October 4th at Georgia Piedmont Technical College.

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4. Motion made by Council member Morgan, seconded by Council member Williams to approve a request for filming in the downtown area August 12, 13, 14, 16 & 19, 2019, expost facto.

Motion carried unanimously.

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5. Motion made by Council member Morgan, seconded by Council member Williams to approve a request for filming in the downtown area August 22, 23, 28, 29, & 30, 2019.

Motion carried unanimously.

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6. Motion made by Council member Morgan, seconded by Council member Williams to approve a request for relocation of road closure for the Community On Our Knees event on September 22, 2019.

Motion carried unanimously.

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7. Motion made by Council member Morgan, seconded by Council member Williams to approve a request for downtown permit for the Cheerios Challenge on April 18, 2020.

Motion carried unanimously.

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8. Motion made by Council member Morgan, seconded by Council member Williams to approve the City's 2019-2020 Property and Casualty Insurance renewal payable to Gary Massey Agency in the amount of \$547,677.00.

Motion carried unanimously.

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9. Motion made by Council member Morgan, seconded by Council member Williams to approve a request for filming in the downtown area August 29, & 30, 2019.

Motion carried unanimously.

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Mayor Johnston announced the EPA will hold an Open House and Community Meeting on August 20<sup>th</sup> at the Newton County Historic Courthouse to address Ethylene Oxide concerns. Mayor Johnston stated the Open House will be from 5 PM – 6:45 PM and the Community Meeting will be from 7 PM – 9 PM.

Environmental Attorney Randy Quintrell stated there are two companies with experience in testing Ethylene Oxide, GHD and Montrose Air Quality Services. Mr. Qunitrell recommended Montrose Air Quality Services to do outside ambient air testing.

10. Motion made by Council member Whatley, seconded by Council member McKelvey to approve the best bid from Montrose Air Quality Services in the amount not to exceed \$66,815.00, for air emission measurement services.

Motion carried unanimously.

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11. Motion made by Council member McKelvey, seconded by Council member Keck to approve the portion of the municipal street system being the a portion of

right of way of Old Clark Street shown on the July 30, 2019 drawing for Dominion by Planners and Engineers Collaborative has ceased to be used by the public to the extent that no substantial public purpose is served by it and declares that section of the municipal street system abandoned; the City reserves all rights to all utility infrastructure on, above and under such right of way.

Motion carried unanimously.

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A Public Hearing held at 7:45 PM regarding a Special Use Permit to allow an early learning center to be located at 8141-8151 Hazelbrand Road.

12. Motion made by Council member McKelvey, seconded by Council member Williams to approve the afore-mentioned SUP with the conditions:

1. *That a plat showing the 1.08-acre parcel and/or a site plan drawn to scale showing property lines with metes and bounds, existing and any proposed facilities, including but not limited to parking, signage, utilities, building, walkways, bulk solid waste container with screening, landscaping and lighting be submitted in compliance with zoning regulations.*
2. *That a floor plan be submitted indicating compliance with minimum play space standards.*
3. *That all requirements of applicable Building and Fire Codes be met.*
4. *That the Newton County Environmental Health Department authorize use of the existing septic system, if necessary, and that a licensed plumber certify that the existing private sewer pump and line are in adequate operating condition and will serve the proposed use or if any upgrades or repairs are required.*
5. *That a will-serve letter be submitted from the City's Sanitation Department or a private bulk solid waste collection service **indicating** the use can be served, size of container and frequency of service.*
6. *That the applicant provide evidence regarding traffic impacts of pick-up and drop-offs at the site, including estimated vehicle trips per day based on enrollment, and use of any buses or vans for transporting students and staff.*
7. *That the applicant addresses any increase in impacts to neighboring properties as a result of expanding afterschool care to the adjacent former residence at 8141 Hazelbrand Road.*
8. *That the use be licensed by the State of Georgia, Newton County Health Department, or other regulatory agency as required for child care and educational instruction.*
9. *That any additional use of the property, including expansions of permitted uses or added accessory uses, and expansion beyond site boundaries will require an amendment to the Special Use Permit.*

Motion carried unanimously.

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Recreation Director Ternard Turner and Asst. Director Dwayne Mask were in attendance to present a Recreation Board update.

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Administrator of the HWY 278 CID, Kathy Morgan, was in attendance to present the Highway 278 CID Master Plan.

13. Motion made by Council member Morgan, seconded by Council member Williams to approve a letter of support to GDOT for a round-a-bout at I20/Hwy 278/Turner Lake Road.

Motion carried unanimously.

14. Motion made by Council member McKelvey, seconded by Council member Keck to approve a letter of support to GDOT for a round-a-bout at Hwy 278/Emory Street.

Motion carried unanimously.

15. Motion made by Council member McKelvey, seconded by Council member Keck to approve a letter of support for the Highway 278 CID Master Plan as revised by GDOT.

Motion carried unanimously.

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16. Motion made by Council member Keck, seconded by Council member Morgan to approve the second amendment to the City of Covington's Defined Benefit Plan eliminating purchases of Optional Voluntary Benefits on or after January 7, 2019.

Motion carried unanimously.

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17. Motion made by Council member Morgan, seconded by Council member Whatley to approve the sole bid from Legacy Water Group in the amount of \$28,037.00, for the Covington Town Center sewer addition.

Motion carried with Council members Whatley, Morgan, Keck, and Williams voting for. Council members McKelvey and Henderson voting against.

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18. Motion made by Council member Williams, seconded by Council member Whatley 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 16<sup>TH</sup> DAY OF OCTOBER, 2001, AS AMENDED BY PREVIOUS AMENDMENTS, TO ALTER CERTAIN PROVISION OF TITLE 12 OF THE SAID CODE OF ORDINANCES FOR THE PURPOSE OF **ADOPTING CHAPTER 12.06 (WIRELESS FACILITIES AND ANTENNAS IN PUBLIC RIGHTS OF WAY)** THERETO, TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES."

Motion carried unanimously.

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- 19. Motion made by Council member Morgan, seconded by Council member Henderson to approve the low bid from Altec in the amount of \$214,860.00, to purchase a 45' service bucket truck for the Electric Department.

Altec	\$214,860.00
MHC Kenworth	\$226,181.00

Motion carried unanimously.

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- 20. Motion made by Council member Henderson, seconded by Council member Whatley to approve the low bid from MHC Kenworth in the amount of \$234,414.00, to purchase a 60' material handling bucket truck for the Electric Department.

Altec	\$234,882.00
MHC Kenworth	\$234,414.00

Motion carried unanimously.

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- 21. Motion made by Council member Williams, seconded by Council member Whatley to approve the sole bid from AG-Pro in the amount of \$57,706.00, to purchase a tractor with a rotary cutter for the Street Department.

Motion carried unanimously.

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- 22. Motion made by Council member Keck, seconded by Council member McKelvey to approve a severance package which includes annual employee compensation, 2 months employer health insurance costs and 3 months of pay for sanitation workers, should the council decide to contract this service.

Motion carried with Council members Whatley, Morgan, Keck, McKelvey, and Williams voting for. Council member Henderson voting against.

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Comments from the City Manager:

- Addressed questions asked earlier by Mr. Don Floyd
- Electric Review Committee to meet on August 29<sup>th</sup> at 6 PM in the Conference Room
- Construction at the old P & Z building almost complete; next council meeting will be in the new council on September 3<sup>rd</sup>.
- City Hall building construction is moving forward
- Upcoming work session will be scheduled

Council member McKelvey re-addressed residency issue.

Council member Keck addressed the Pace Street project and stated it has been discussed for many years.

Council member Morgan stated there has been a lot of information regarding air quality testing.

Council member Whatley stated he will be glad when the testing is done and thinks the City is doing the right thing.

Mayor Johnston thanked the council for what was decided tonight. Mayor Johnston asked the audience to keep the political stuff out of the council room for the rest of the year.

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23. Motion made by Council member McKelvey, seconded by Council member Morgan to enter into Executive Session at 8:55 PM for the purpose of discussing land opportunities.

Motion carried unanimously.

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24. Motion made by Council member Whatley, seconded by Council member Morgan to enter back into Regular Session.

Motion carried unanimously.

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Being no further business meeting adjourned at 9:13 PM.

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Ronnie Johnston, Mayor

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Audra M. Gutierrez, City Clerk