

REGULAR MEETING, MAYOR AND COUNCIL, CITY OF COVINGTON, GEORGIA, COUNCIL ROOM, AUGUST 7, 2023, 6:30 PM.

Mayor Steve Horton presided with Mayor Pro-tem Anthony Henderson, Council members: Susie Keck, Fleeta Baggett, 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.

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

Mayor Horton administered the oath of office to new CPD Officers Denis Cerovic and Imani Roberson.

1. Motion made by Council member Floyd, seconded by Council member Morgan to approve the minutes from the Regular Council Meeting held on July 17, 2023.

Motion carried unanimously.

2. Motion made by Council member Morgan, seconded by Council member Henderson to approve a license to sell alcoholic beverages for **on-premises consumption** only for:

Jim N Nicks Management, LLC dba Jim N Nick's BBQ 11300 Town Center Dr.

Motion carried unanimously.

3. Motion made by Council member Morgan, seconded by Council member Henderson to approve the purchase of 1,000 ITRON water ERTs from sole source distributor United Systems and Software, amounting to \$100,000.00 and paid for from Distribution System/General supplies account 505-4401-53.1101.

Motion carried unanimously.

4. Motion made by Council member Floyd, seconded by Council member Keck to approve levying the 2023 Millage Rate at 5.764 mils.

Motion carried unanimously.

5. Motion made by Council member Morgan, 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 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 5 OF THE SAID CODE OF ORDINANCES FOR THE PURPOSE OF **AMENDING SECTION 5.12.060 (QUALIFICATIONS FOR LICENSEES) AND SECTION 5.12.100 (LICENSE FEES) OF CHAPTER 5.12 (ALCOHOLIC BEVERAGES) THEREOF, TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.**”

Motion carried unanimously.

City Attorney Frank Turner Jr. and Attorney Thomas Mitchell with Carothers & Mitchell, LLC reviewed procedure and purpose of the Historic Preservation Committee Certificate of Appropriateness approval appeals. Appeal hearing of the Historic Preservation Committee Certificate of Appropriateness approval for PMAJ23-0001 Aspen opened at 6:50 PM. Appellants present to speak included Cathy Laseter of 4141 Dorchester Drive SE and Ashley Short of 4110 Pemberton Drive SE. Appellees present to speak included Attorney Bin Minter with Taylor English Duma LLP representing Quinn Residences Q. Dorchester, LLC and Rivermoore, CFO of Quinn Residences James Howley, and author of Dorchester design code for St. Bourke Ben Simpson.

Motion made by Council member Baggett, seconded by Council member Floyd to approve Certificate of Appropriateness for PMAJ23-0001 Aspen Plan 3, requiring five lots contain plan instead of builder proposed nine lots and lots containing plan cannot touch or be connected.

Council member Keck stated not allowing the same plan directly across the street from each other needs addressing.

6. Motion made by Council member Baggett, seconded by Council member Floyd to accept appeal of the Historic Preservation Committee Certificate of Appropriateness approval for PMAJ23-0001 Aspen, and approve the Certificate of Appropriateness for PMAJ23-0001 Aspen Plan 3, on map parcels C011A/109, 111, 113, 080, 105, 106, 117, 120 and 125, with modifications:

- No more than five lots containing PMAJ23-0001 Aspen Plan 3 are allowed on said map parcels
- No reuse of PMAJ23-0001 Aspen Plan 3 on an adjacent parcel

- Lots containing PMAJ23-0001 Aspen Plan 3 must have a minimum of three lots between any reuse
- Lots containing PMAJ23-0001 Aspen Plan 3 are not allowed to be directly across the street from another of the same plan

Motion carried unanimously.

Appeal hearing of the Historic Preservation Committee Certificate of Appropriateness approval for PMAJ23-0002 Griffin opened at 7:31 PM. Appellants present to speak included Getra Sanders of 3188 Conyers Street SE and Ashley Short. Appellees present to speak included Bin Minter, Ben Simpson, and James Howley.

7. Motion made by Council member Baggett, seconded by Council member Morgan to **deny** Historic Preservation Committee Certificate of Appropriateness for PMAJ23-0002 Griffin on map parcels C011A/003, 006, 016, 034, 040, 045, 047, 049 and 052.

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

Appeal hearing of the Historic Preservation Committee Certificate of Appropriateness approval for PMAJ23-0003 Madison opened at 8:09 PM. Appellants present to speak included John Thurman of 4122 Pemberton Drive, Vickie Floyd of 4213 Dorchester Drive, Leigh Ann Knight of 4212 Brookhaven Drive SE, Cathy Laseter, and Ashley Short. Appellees present to speak included Bin Minter and Ben Simpson.

8. Motion made by Council member Keck, seconded by Council member Baggett to accept appeal of the Historic Preservation Committee Certificate of Appropriateness approval for PMAJ23-0003 Madison, and approve the Certificate of Appropriateness for PMAJ23-0003 Madison, on map parcels C011A/081, 104, 107, 110, 112, 116, 119, 122, 124, and 127, with modifications:
 - No more than three lots containing PMAJ23-0003 Madison are allowed on said map parcels
 - No reuse of PMAJ23-0003 Madison on an adjacent parcel
 - Lots containing PMAJ23-0003 Madison must have a minimum of three lots between any reuse
 - Lots containing PMAJ23-0003 Madison are not allowed to be directly across the street from another of the same plan

Council members Keck, Baggett, and Floyd voting in favor. Council members Morgan, Davis, and Henderson voting against. Motion carried with Mayor Horton voting in favor, breaking 3-3 tie.

Appeal hearing of the Historic Preservation Committee Certificate of Appropriateness approval for PMAJ23-0004 Lincoln opened at 8:38 PM. Appellants present to speak included Leigh Ann Knight, Vickie Floyd, and Ashley Short. Appellees present to speak included Bin Minter, James Howley, and Ben Simpson.

9. Motion made by Council member Baggett, seconded by Council member Henderson to accept appeal of the Historic Preservation Committee Certificate of Appropriateness approval for PMAJ23-0004 Lincoln Plan 3, and approve the Certificate of Appropriateness for PMAJ23-0004 Lincoln Plan 3, on map parcels C011A/103, 108, 114, 115, 118, 121, 123, 126 and 128, with modifications:

- No more than five lots containing PMAJ23-0004 Lincoln Plan 3 are allowed on said map parcels
- No reuse of PMAJ23-0004 Lincoln Plan 3 on an adjacent parcel
- Lots containing PMAJ23-0004 Lincoln Plan 3 must have a minimum of three lots between any reuse
- Lots containing PMAJ23-0004 Lincoln Plan 3 are not allowed to be directly across the street from another of the same plan

Motion carried unanimously.

Mayor Horton called for a recess at 9:10 PM, and called meeting back to order at 9:19 PM.

Appeal hearing of the Historic Preservation Committee Certificate of Appropriateness approval for PMAJ23-0005 Oakmont opened at 9:19 PM. Appellants present to speak included Cathy Laseter and Ashley Short. Appellees present to speak included Bin Minter and Ben Simpson.

10. Motion made by Council member Baggett, seconded by Council member Morgan to **deny** Historic Preservation Committee Certificate of Appropriateness for PMAJ23-0005 Oakmont on map parcels C011A/009, 011, 019, 024, 029, 031, 033, 039 and 043.

Motion carried unanimously.

Mr. Mitchell stated the motion to deny PMAJ23-0002 Griffin and PMAJ23-0005 Oakmont should state to approve appeal and deny Certificate of Appropriateness.

11. Motion made by Council member Floyd, seconded by Council member Keck to approve reconsideration of the motion to deny PMAJ23-0002 Griffin.

Motion carried unanimously.

12. Motion made by Council member Keck, seconded by Council member Baggett to accept appeal of the Historic Preservation Committee Certificate of Appropriateness approval for PMAJ23-0002 Griffin, and **deny** Certificate of Appropriateness for PMAJ23-0002 Griffin on map parcels C011A/003, 006, 016, 034, 040, 045, 047, 049 and 052.

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

13. Motion made by Council member Davis, seconded by Council member Keck to approve reconsideration of the motion to deny PMAJ23-0005 Oakmont.

Motion carried unanimously.

14. Motion made by Council member Keck, seconded by Council member Morgan to accept appeal of the Historic Preservation Committee Certificate of Appropriateness approval for PMAJ23-0005 Oakmont, and **deny** Certificate of Appropriateness for PMAJ23-0005 Oakmont on map parcels C011A/009, 011, 019, 024, 029, 031, 033, 039 and 043.

Motion carried unanimously.

Ms. Thelma Nolley stated the upkeep of the Square is to appease visitors only and the rest of the City is nasty. Ms. Nolley stated visitors do not pay taxes or vote, and the rest of the City needs upkeep. Ms. Nolley stated the trash man continues to be bad to Ms. Ruby Henderson who is elderly. Ms. Nolley discussed unfair hiring processes and pay scales of City employees, and told the City Manager the City needs order in place.

Mr. Charles Doppelheuer stated he is a representative to a new homebuilder in the area that has land on Carr Circle. Mr. Doppelheuer stated the goal is to build

affordable housing in character with surrounding builds. Mr. Doppelheuer stated according to City ordinances, there are currently no homes in surrounding area that pass, and suggested a variance.

Mayor Horton stated he had spoken with Mr. Doppelheuer and explained to him a text amendment initiation is needed, and Mr. Doppelheuer stated the reason he came before Council is to suggest the text amendment process be considered.

Mrs. Carla Ferry stated the Baker Field/Conyers Street Gym nomination submission for the Places in Peril program is complete and in November 2023 the program will announce ten Places in Peril which will allow promotion and fund raising to restore the field and gym. Mrs. Ferry stated she is creating a website called savebakerfield.com that will be up soon.

Mayor Horton stated City Council is working on a plan to get grants as well to support the Baker Field/Conyers Street Gym project.

Comments from the City Manager:

- Staff was unsuccessful at obtaining the CDBG associated with housing projects and all twenty-three applicants were notified
- In order to obtain funding for Baker Field/Conyers Street Gym, a proposed purpose for use of the rehabilitation project needs establishing
- Deputy City Manager John King stated the Fire Department won the Battle on Baker Field softball game against the Police Department

Mayor Horton asked Council to consider who can serve on the Newton County Tomorrow Board as a member, as Council member Davis has conflict with the meeting schedule. Mayor Horton stated a BBQ competition between the Fire and Police Departments is scheduled for August 26, 2023 from 9:00 AM-1:00 PM at Ace Mayfield Hardware, and the Newton County Chamber of Commerce State of Community event is scheduled for September 13, 2023 at the First Baptist Church of Covington Fellowship Hall from 11:30 AM-1:15 PM.

Being no further business meeting adjourned at 9:57 PM.

Steve Horton, Mayor

Audra M. Gutierrez, City Clerk