

REGULAR MEETING, MAYOR AND COUNCIL, CITY OF COVINGTON, GEORGIA, COUNCIL ROOM, SEPTEMBER 5, 2023, 6:30 PM.

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

Council member Don Floyd called the meeting to order.

City Attorney Frank Turner, Jr. stated Mayor Horton is out due to illness and Mayor Pro-tem Anthony Henderson, while in attendance via teleconference, is not present in the Council chambers for the meeting. Mr. Turner stated an Interim Mayor Pro-tem appointment to preside over the meeting by Council is necessary.

1. Motion made by Council member Keck, seconded by Council member Morgan to appoint Council member Don Floyd as Interim Mayor Pro-tem for September 5, 2023 City of Covington Council meeting due to Mayor Steve Horton being disabled resulting from sickness, and Mayor Pro-tem Anthony Henderson being absent in Council Chambers although in attendance for meeting via Zoom teleconference.

Motion carried unanimously.

Interim Mayor Pro-tem Floyd gave invocation and led everyone in the Pledge of Allegiance to the Flag of the United States of America.

2. Motion made by Council member Morgan, seconded by Council member Baggett to approve the minutes from the Regular Council Meeting held on August 21, 2023.

Motion carried unanimously.

3. Motion made by Council member Morgan, seconded by Council member Keck 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 PROVISIONS OF TITLE 16 OF THE SAID CODE OF ORDINANCES FOR THE PURPOSE OF **AMENDING SECTION 16.16.020 (PERMITTING USES) OF CHAPTER 16.16 (STANDARD ZONING DISTRICTS)**; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.”

Motion carried unanimously.

4. Motion made by Council member Davis, seconded by Council member Morgan to approve removing Item 8 “Discussion of initiating text amendments to Section 16.28.025 Building typology regarding housing density changes.” from the agenda.

Motion carried unanimously.

5. Motion made by Council member Davis, seconded by Council member Morgan to approve removing Item 9 “Discussion of a sidewalk paver tile for retired Chief of Police Stacey Cotton.” from the agenda.

Motion carried unanimously.

Bill Samagalsky of 4207 Dorchester Drive SE stated build to rents are being limited in many cities and counties in Georgia and he is aware the City passed an ordinance in September of 2022 creating a rental subdivision category at a 32% cap along with an on-site maintenance requirement. Mr. Samagalsky stated he is concerned Quinn is not been held to the build to rent standards put in place. Mr. Samagalsky stated the residents of Dorchester request a moratorium on all build to rent proposals in place as soon as possible.

Leigh Knight of 4212 Brookhaven Drive stated Q. Dorchester took over property in May of 2022, and did not submit any COA proposals for approval until December 2022, in which the Historic Preservation Committee denied. Mrs. Knight stated she would like to ask if Q. Dorchester should follow the ordinance passed by the City since the resubmission of the COA applications occurred, and if the homes are required to be sold as buy only, not build to rent. City Attorney Frank Turner, Jr. stated he could meet with the Mrs. Knight to answer any questions after the meeting.

Vanessa Virgin of 1142 Monticello Street/7151 Crestview Drive stated she lost her business, New Shoez, along with other business owners in a massive fire on the

Square recently. Ms. Virgin stated she had no insurance and lost everything. Ms. Virgin stated she will rebuild, but needs financial assistance, and is looking to Council for solutions.

Karen Zahn of 5261 King Street SE stated Quinn wants 64% of the Dorchester neighborhood to have build to rents in NR1 zoning, which is not appropriate.

Electric Director Joel Smith stated overhead electric contractors UTEC Construction, Inc. asked for a price increase to include 10% increase for Foreman and Lead Lineman; 23% for Lineman Apprentice; 10% increase for equipment, bucket truck, and line truck; 11% increase for flatbed truck; and 7% increase for tensioner.

6. Motion made by Council member Keck, seconded by Council member Morgan to approve a contract with UTEC Construction, Inc. for a price rate increase, with conditions being that UTEC Construction, Inc. agree to accept only 50% of their requested price rate increase.

Motion carried unanimously.

Comments from the City Manager:

- Commended City, County, and local fire representatives for great work on the Square with the fire management, thanks to support services from the Covington Police Department, 911 Communications, and all public safety professionals.

Council member Morgan stated he would like the neighborhood speed humps/speed breakers discussion revisited and back on the agenda. Council member Morgan stated citizens are still concerned about safety in neighborhoods related to speeding. Council member Morgan stated in Brown Bridge Crossing several people are excessively speeding and violating traffic laws, and Brown Bridge Road is having increased traffic issues. Council member Morgan stated he thinks it is important that the answers given to Dorchester residents be shared corporately instead of only individually.

Interim Mayor Pro-tem Floyd stated all public safety involved did a great job with the efforts extinguishing the fire on the Square, and local business Bread & Butter stayed open late for the public safety employees to have a place to cool off. Interim Mayor Pro-tem Floyd stated someone brought drinks for the public safety workers and Deputy City Manager John King worked hard to help coordinate needs of all involved. Interim Mayor Pro-tem Floyd stated the City's health

insurance changed over four years ago to a different broker and he would like a request for proposal sent out.

Deputy City Manager John King stated the request for proposal comes out for bid in October 2023 for the City's health insurance broker.

Being no further business meeting adjourned at 6:57 PM.

Don Floyd, Interim Mayor Pro-tem

Amanda Huggins, Deputy City Clerk