

REGULAR MEETING, MAYOR AND COUNCIL, CITY OF COVINGTON, GEORGIA, COUNCIL ROOM, AUGUST 19, 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 gave invocation and led everyone in the Pledge of Allegiance to the Flag of the United States of America.

Mayor Baggett acknowledged Boy Scout Troop 222 was in attendance with regards to the Eagle Scout's Citizenship in the Community Badge.

Mayor Baggett administered the Oath of Office to new Covington Police Officers Jasmine McNare, Ashley Futral, and James Sokol.

1. Motion made by Council member Rutberg, seconded by Council member Henderson to approve the minutes from the Regular Council Meeting held on August 5, 2024, with correction.

Motion carried unanimously.

2. Motion made by Council member Henderson, seconded by Council member Davis approve the **final** reading of an ordinance for the City of Covington, with the correction of "twenty-five thousand."

"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 15 OF THE SAID CODE OF ORDINANCES FOR THE PURPOSE OF AMENDING SECTION 15.24.050 (BUILDINGS AND STRUCTURES REQUIRED TO HAVE APPROVED AUTOMATIC SPRINKLER SYSTEMS) AS A PART OF CHAPTER 5.24 (FIRE PREVENTION GENERALLY) THEREOF, TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES."

Motion carried unanimously.

3. Motion made by Council member Henderson, seconded by Council member Johnson to approve the **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 PROVISION OF CHAPTER 8.04 (GARBAGE, YARD TRIMMINGS AND WEEDS) OF TITLE 8 OF THE SAID CODE OF ORDINANCES (HEALTH AND SAFETY) FOR THE PURPOSE OF AMENDING SECTIONS 8.04.010 (DEFINITIONS), 8.04.055 (COLLECTION OF HOUSEHOLD GARBAGE – ROLL CART SYSTEM), 8.04.070 (DISPOSAL OF COMMERCIAL WASTE), 8.04.085 (COLLECTION OF RECYCLABLE MATERIALS-RECYCLING SYSTEM), 8.04.090 (GARBAGE COLLECTION – COLLECTION POLICIES, COLLECTION FEES AND FRANCHISE FEES) AND ADOPTING SECTION 8.04.075 (DISPOSAL OF WASTE IN RESIDENTIAL PREMISES WITH CENTRALIZED COLLECTION), TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.**”

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

4. Motion made by Council member Rutberg, seconded by Council member Henderson to amend the agenda to add:

AA1 - Discussion of **first** reading of an ordinance for the City of Covington regarding sale of extremely large water taps.

AA2 - Discussion of initiating a text amendment adding to the NAICS Code #81 “Other Services” to the to Permitted Use table and requiring supplemental regulations.

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

5. Motion made by Council member Keck, seconded by Council member Moore to approve a task order to the City’s annual contractor A&S Paving to complete stormwater infrastructure rehabilitation at the intersection of Floyd Street and Ramsey Drive prior to the paving replacement, amounting to an estimated \$113,642.09, not to exceed this amount without advanced written authorization.

Motion carried unanimously.

A public hearing was held at 6:50 PM regarding a Future Land Use (FLU) amendment and a request for rezoning for 7142 Jackson Highway. Applicant Dylan Parish and Jeff Parish spoke in favor of the request.

6. Motion made by Council member Henderson, seconded by Council member Keck to approve a Future Land Use (FLUM) map amendment for 7142 Jackson Highway from Single-Family Residential (SFR) to Mixed-Use Corridor (MXC).

Motion carried unanimously.

7. Motion made by Council member Johnson, seconded by Council member Henderson to approve rezoning 7142 Jackson Highway from Neighborhood Residential (NR-2) to Neighborhood Mixed-Use (NM), with recommended condition:

- Minor plat must be approved by Planning and Development before any permits or licenses can be issued.

Motion carried unanimously.

A public hearing was held at 7:03 PM regarding a Special Use Permit (SUP) to allow a banquet hall with over fifty seats at 2127 & 2129 Pace Street. Applicant Angelyne Smith spoke in favor of the request.

8. Motion made by Council member Henderson, seconded by Council member Rutberg to approve a SUP to allow a banquet hall with over fifty seats at 2127 & 2129 Pace Street, with conditions:

- i. Abide by all referenced ordinances under Section 16.20.115 for Banquet Hall.
- ii. Should request be approved, the Max Occupancy load will be 90. All fire lanes shall remain clear in front and rear of the structure; Per Fire Marshall.
- iii. There shall not be any events held outside the building on the sidewalk or in parking lot.
- iv. Should request be approved, all ordinances supplemental use standards pertaining shall be followed, or the operation and owner/management thereof will be held in violation and subject to penalties found under Chapter 1.12 of the Covington Code of Ordinance;
- v. Before any and all operations of business can begin and/or before any and all renovations /remodeling of structures supporting said operation can occur, any and all required permits must be obtained.

Motion carried unanimously.

A discussion ensued regarding a text amendment to consider changes to the requirements in Section 16.20.235 – Dwelling, single-family detached and Section 16.08.010. After a lengthy discussion,

9. Motion made by Council member Keck, seconded by Council member Davis to amend the agenda to add:

AA3 - Discussion of initiating a text amendment amending Chapter 16.20.235 Section B (3) “Architectural Variety.”

Motion carried unanimously.

A public hearing was held at 7:29 PM.

10. Motion made by Council member Keck, seconded by Council member Davis to the **first** reading of an ordinance for the City of Covington, as amended:

“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 16 OF THE SAID CODE OF ORDINANCES FOR THE PURPOSE OF **AMENDING SECTION 16.08.010 (DEFINITIONS) OF CHAPTER 16.08 (INTERPRETATIONS AND DEFINITIONS) AND SECTION 16.20.235 (DWELLING, SINGLE-FAMILY DETACHED) OF CHAPTER 16.20 (SUPPLEMENTAL USE PROVISIONS)** THEREOF TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.”

Motion carried unanimously.

11. Motion made by Council member Rutberg, seconded by Council member Johnson to approve the final plat for 5-lots with existing road frontage at 10860 Covington Bypass Rd and 9235 Carr Circle 2, tax map parcel numbers C067 007 & C064 007A.

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

12. Motion made by Council member Henderson, seconded by Council member Johnson to approve an Intergovernmental Agreement (IGA) with the Newton County Housing Authority regarding the installation of Flock cameras.

Motion carried unanimously.

13. Motion made by Council member Johnson, seconded by Council member Henderson to approve a modification to the agreement with the Arts Association of Newton County regarding providing concerts on the Square, the Summer Concert Series at Legion Field, to add an alternative site plan due to inclement weather.

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

14. Motion made by Council member Davis, seconded by Council member Moore to approve a budget adjustment amendment in the amount of \$50,000.00, allowing the Water Resources Department to acquire the Covington Police Department evidence building at 1021 Williams Street (the Water Resources yard) for improvements.

Motion carried unanimously.

15. Motion made by Council member Henderson, seconded by Council member Keck to approve a Request for Qualifications (RFQ) from Sunbelt Builders, for the new 911 Communications building Design/Build.

<i>Brad Construction Company</i>	<i>Kevin Price Const.</i>
<i>RW Allen</i>	<i>HJ Russell & Company</i>
<i>Barnsley Construction Group</i>	<i>Cooper & Co.</i>
<i>ICB Construction Group</i>	<i>Albion</i>
<i>Parrish Construction Group</i>	<i>Sunbelt Builders</i>
<i>4 PM Public Private Partnership Project Management Inc.</i>	<i>Hogan</i>

Motion carried unanimously.

16. Motion made by Council member Rutberg, seconded by Council member Keck to approve the **first** reading of an ordinance for the City of Covington, as amended:

“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 13 OF THE SAID CODE OF ORDINANCES FOR THE PURPOSE OF **AMENDING SECTION 13.12.070 (WATER TAPS – PRE-REQUISITES) OF CHAPTER 13.12 (WATER SYSTEM)** THEREOF, TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.”

Motion carried unanimously.

17. Motion made by Council member Henderson, seconded by Council member Keck to approve the initiation a text amendment adding to the NAICS Code #81 “Other Services” to the Permitted Use table and requiring supplemental regulations.

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

18. Motion made by Council member Rutberg, seconded by Council member Keck to approve the initiation a text amendment amending Chapter 16.20.235 Section B (3) “Architectural Variety.”

Motion carried unanimously.

Public Comments:

Mr. Rick Jarvis with Latham Home Sanitation, Inc. was in attendance to thank resident Chris Gates, Covington Fire Department, employees at the Newton County Landfill, and Latham employees for their quick thinking during a recent lithium fire in one of their garbage trucks.

Council member Johnson thanked Latham Home Sanitation, Inc. for two instances of A+ customer service.

Mayor Baggett stated Deputy City Manager will be back at work tomorrow after his second foot surgery.

Council member Henderson stated for the next fireworks agreement he wanted to pitch having fireworks on Juneteenth starting in 2025.

Council member Rutberg thanked all who worked on the July 4th discussion, those who supported the Miracle League fund raising event, and those who worked on the Warming Shelter discussion.

Council member Moore stated at the last DDA meeting, it was discussed the gold stars needed to be repainted on the tiles around the square and the possibility of pressure washing & awning rehab.

Council member Johnson stated she rode out to Nelson Heights and admired the new sidewalks the Transportation Department is working on.

Council member Keck thanked those who was instrumental in getting the square pressure washed. Council member Keck mentioned her husband totaled his electric and the first thing the Fire Department did was cut the cables to the lithium battery. Council member Keck asked the City to look into getting 4-way stop signs on Industrial Boulevard at Wheat Street and Hazelbrand Road and Wheat Street. Council member Keck further stated to set up emergency contacts in your iPhone because it calls emergency services in case of a wreck and thanks again to public safety.

Mayor Baggett stated the City's Alcohol Ordinance needs to be revised and we will be having a work session at 5:30 PM before the next meeting to discussed further.

Being no further business meeting adjourned at 8:03 PM.

Fleeta Baggett, Mayor

Audra M. Gutierrez, City Clerk