

**REGULAR MEETING, MAYOR AND COUNCIL, CITY OF COVINGTON,
GEORGIA, COUNCIL ROOM, OCTOBER 21, 2024, 6:30 PM.**

Mayor Fleeta Baggett presided with 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. Mayor Pro-tem Susie Keck was absent.

Dr. Royeese Stowe gave the invocation.

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

1. Motion made by Council member Moore, seconded by Council member Davis to approve the minutes from the Regular Council Meeting held on October 7, 2024.

Motion carried unanimously.

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

Covington Super Mart

8108 Washington Street

Motion carried unanimously.

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

Blockers Sports Bar & Grill LLC

2145 Pace Street, Ste C

Motion carried unanimously.

Ms. Nita Thompson was in attendance to request Council to consider having the City budget monies to purchase food for firefighters since they are on duty for a 24 hour shift. Ms. Thompson suggested a budget of \$300.00 per station per month.

Council member Moore stated the offer was appreciated and further stated most departments do not have this in place. Council member Moore was concerned this would set a precedent.

Council member Rutberg inquired whether this was legal.

The City Attorney stated it is.

Deputy Fire Chief Donnie Tudor stated he has not heard of this before. Chief Tudor further stated this is an awesome gesture, but no other fire departments are doing this.

Council member Henderson stated he would not mind addressing this matter during budget season.

A Public Hearing was held at 6:53 PM concerning a Special Use Permit to allow a Specialty Contractor with Outdoor Storage to be located in the Corridor Mixed Use (CM) District. Brian Young was in attendance to speak in favor of the SUP.

4. Motion made by Council member Rutberg, seconded by Council member Johnson to approve a Special Use Permit to allow a Specialty Contractor with Outdoor Storage to be located at 8460 Dr. Martin Luther King Jr Ave, with conditions:

- The outdoor storage area must be screened by an 8-foot black chain link fence with privacy slats.
- Items stored shall not extend above the required enclosure.
- Landscaped screening shall be placed around perimeter of fence consisting of trees and shrubbery.
- Fence permit must be submitted and approved before the installation of the fence.
- Per Fire Marshall requirements, the gate with the opener will need a Knox gate key switch and the second gate will need a Knox padlock.
- The site must comply with all applicable zoning regulations, including parking, stormwater management, and lighting standards.

Motion carried unanimously.

A Public Hearing was held at 7:06 PM concerning a Special Use Permit to allow a Place of Worship on greater than 10 acres (Sec. 16.20.570) and includes a request for relief to Sec. 16.20.570.A. Both Steve Smith and Jeff Wagner spoke in favor of the SUP.

5. Motion made by Council member Rutberg, seconded by Council member Henderson to approve a Special Use Permit to allow a Place of Worship on greater than 10 acres (Sec. 16.20.570) and includes a request for relief to Sec. 16.20.570.A to be located at 70 McGuirts Bridge Road, with conditions as amended:
- The applicant must complete any required road improvements prior to the issuance of a building permit.
 - A detailed landscaping and buffering plan must be submitted and approved by planning staff.
 - The site must comply with all applicable zoning regulations, including parking, stormwater management, and lighting standards.
 - Any future expansion of the Place of Worship beyond 400 seats in the sanctuary, the adding of a school, or changes to site access shall require a reevaluation of the road, McGuirts Bridge Rd, and the entrance.
 - Additional right-of-way dedication or street improvements may be required as part of the development process.

Motion carried unanimously.

A Public Hearing was held at 7:19 PM concerning a city-initiated text amendment to Sec. 16.20.135 - Breweries, brewpubs and distilleries, for the purpose of revisiting requirements, which may also include updates to Sec. 16.08.010 – Definitions.

6. Motion made by Council member Moore, seconded by Council member Henderson 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 PROVISIONS OF TITLE 16 OF THE SAID CODE OF ORDINANCES FOR THE PURPOSE OF **AMENDING SECTION 16.20.135 (BREWRIES, BREWPUBS AND DISTILLERIES) OF CHAPTER 16.20 (SUPPLEMENTAL USE PROVISIONS)** THEREOF, TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.”

Motion carried unanimously.

A Public Hearing was held at 7:24 PM concerning a city-initiated text amendment amending Auto Use to allow in M2 zoning which may also include updates or additions to definitions and/or supplemental use provisions. Amendment to Ordinance Sections include: Chapter 16.08 Definitions; Sec. 16.16.020; and Sec. 16.20.480.

- 7. Motion made by Council member Henderson, seconded by Council member Davis 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 PROVISIONS 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 16.16.020 (PERMITTED USES) OF CHAPTER 16.16 (STANDARD ZONING DISTRICTS)** AND TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.”

Motion carried unanimously.

- 8. Motion made by Council member Moore, seconded by Council member Johnson to approve a request from the Engineering Department to waive the competitive bid process and award A & S Paving Inc. the CMP Replacement Masterplan – Capital Improvement Project - B, Construction Phase 2A in the amount of \$1,063,049.31, which includes a 10% contingency.

Motion carried unanimously.

- 9. Motion made by Council member Johnson, seconded by Council member Henderson to approve the low bid Georgia Unlimited in the amount of \$349,219.64, to construct the new pistol range building for the Covington Police Department.

Georgia Unlimited Bid: \$349,219.64
Steel Co Buildings Inc. Bid: \$395,640.00
Sunbelt Builders Bid: \$541,991.00
Barrett Contracting Bid: \$618,220.00

Motion carried unanimously.

- 10. Motion made by Council member Moore, seconded by Council member Henderson to approve a FY2024 ECG Year End Settlement and Contract Payment in the amount of \$12,179.38, to be reimbursement via check.

Motion carried unanimously.

- 11. Motion made by Council member Davis, seconded by Council member Rutberg to approve setting the 2025 City Council Meeting calendar, as amended:

January	6th & 21st	July	21st
February	3rd & 17th	August	4th & 18th
March	3rd & 17th	September	2nd & 15th
April	7th & 21st	October	6th & 20th
May	5th & 19th	November	3rd & 17th
June	2nd & 16th	December	15th

Motion carried unanimously.

Comments from the City Manager:

- One Newton Water Q & A 10/22 @ 6:30 PM
- Floyd Street Improvements Community meeting 10/24 @ 6 PM
- Career Fair held at NC High School on 10/29 from 4PM – 6 PM

Comments from Council:

Council member Johnson sated she attended the first One Newton Water meeting and is looking forward to the next one tomorrow evening.

Council member Moore thanked Ms. Thompson for her concerns for the fire department.

Mayor Baggett informed everyone all City crews were back safe and sound.

Being no further business meeting adjourned at 7:41 PM.

Fleeta Baggett, Mayor

Audra M. Gutierrez, City Clerk