

**REGULAR MEETING, MAYOR AND COUNCIL, CITY OF COVINGTON,  
GEORGIA, COUNCIL ROOM, NOVEMBER 18, 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 led everyone in the Pledge of Allegiance to the Flag of the United States of America.

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1. Motion made by Council member Davis, seconded by Council member Henderson to approve the minutes from the Regular Council Meeting held on November 4, 2024.

Motion carried unanimously.

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2. Motion made by Council member Davis, seconded by Council member Moore 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 AMEND CERTAIN PROVISIONS OF ARTICLE 3 (SCHEDULES) OF CHAPTER 13.08 (ELECTRIC SYSTEM)** OF THE SAID CODE OF ORDINANCES, TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES."

Motion carried unanimously.

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

<b>Applebee's Neighborhood Grill &amp; Bar</b>	<b>5176 Hwy 278</b>
<b>Bradley's Bar-B-Que</b>	<b>1160 Church Street</b>
<b>Chili's Grill &amp; Bar</b>	<b>14480 Paras Drive</b>
<b>El Chaparro</b>	<b>6193 Hwy 278</b>
<b>El Charro Mexican Restaurant # 1 Inc.</b>	<b>3165 Elm Street, NE</b>

<b>El Charro Mexican Restaurant # 5 Inc.</b>	<b>9148 Dr. MLK JR. Ave</b>
<b>Jim Stalvey's Restaurant &amp; Lounge</b>	<b>3132 Hwy 278, NE</b>
<b>Osake Hibachi Grill</b>	<b>2123 Usher Street, NW</b>
<b>The Social Goat Tavern</b>	<b>1115 Church Street</b>
<b>Tello's Mexican Grill</b>	<b>4139 Hwy 278 NW</b>
<b>Your Pie</b>	<b>1115 Washington St</b>

Motion carried unanimously.

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4. Motion made by Council member Henderson, seconded by Council member Rutberg to approve licenses to sell alcoholic beverages for **off-premises consumption** only for:

<b>Alcovy Road Chevron Beverage Mall</b>	<b>10176 Alcovy Road</b>
<b>Covington Package Store</b>	<b>7254 Washington Street, SW</b>
<b>Dollar General Store # 7057</b>	<b>6138 Jackson Hwy</b>
<b>Dollar General Store # 85</b>	<b>7118 Hwy 278 NE</b>
<b>Dollar General Store # 11417</b>	<b>6185 Hwy 278 NW</b>
<b>Hester Package Store</b>	<b>10734 Hwy 36</b>
<b>La Tampiquena</b>	<b>5148 Washington Street</b>
<b>Publix Super Markets, Inc. # 1811</b>	<b>7134 Hwy 278 NE</b>
<b>Quiktrip # 821</b>	<b>12701 Town Center Drive</b>
<b>Quiktrip # 798</b>	<b>11124 Hwy 142</b>
<b>Quiktrip # 1739</b>	<b>3214 Hwy 278 NW</b>
	<b>10900 Town Center Dr</b>

Motion carried unanimously.

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5. Motion made by Council member Henderson, seconded by Council member Rutberg to approve a license for **wholesalers only** for:

<b>Northeast Sales Dist. Inc.</b>	<b>840 Ronald Wood Road, Winder, GA</b>
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Motion carried unanimously.

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6. Motion made by Council member Henderson, seconded by Council member Rutberg to approve request from Covington Newton 911 to purchase APCO Intellicom Software and Guidecard System in the amount of \$79,916.21, for Emergency Medical Dispatch.

Motion carried unanimously.

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A public hearing was held at 6:41 PM concerning a Special Use Permit (SUP) to erect a new 195-foot monopole cell tower within the M2 (Heavy Industrial) zoning district. Applicant Mattaniah S. Jahn was in attendance to speak in favor of the SUP.

7. Motion made by Council member Keck, seconded by Council member Johnson to approve a SUP to erect a new 195-foot monopole cell tower to be located at 8170 Bob Williams Parkway, with condition:

*-The monopole tower cell tower shall not exceed a height of 195-feet and shall maintain the monopole design to minimize visual impact.*

Motion carried unanimously.

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A public hearing was held at 6:49 PM concerning a Special Use Permit (SUP) to allow a Place of Worship to operate within an existing 39,600 square foot office building zoned M2 (Heavy Industrial). Applicant Jason Johnson was in attendance to speak in favor of the SUP.

8. Motion made by Council member Rutberg, seconded by Council member Henderson to approve a SUP to allow a Place of Worship to operate at 13230 Lochridge Blvd, with the condition:

*-Addition of any school, including Pre-K or Daycare, requires a separate Special Use Permit.*

Motion carried unanimously.

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A public hearing was held at 6:58 PM concerning a request to rezone from Light Industrial (M1) to Corridor Mixed-Use (CM). Randy Vinson, Charles Tuller, and Tom Spillers spoke in favor of request.

9. Motion made by Council member Henderson, seconded by Council member Rutberg to approve a rezoning request from M1 to CM to establish Cottage Court homes with a request for relief to Sec. 16.28.025.B.1.a. to allow homes less than the required 750 square foot to be located at 10120 Old Atlanta Highway, with conditions:

*-No cottage court structure may be less than 288 square feet*

*-Cottage homes shall be removed if not being used for a Superior court sanctioned transitional housing program*

Motion carried unanimously.

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A public hearing was held at 7:13 PM concerning Special Use Permit (SUP) to allow a halfway house/transitional housing facility to operate at 10120 Old Atlanta Highway.

10. Motion made by Council member Rutberg, seconded by Council member Johnson to establish a transitional housing facility at 10120 Old Atlanta Highway, with conditions:

*-Abide by all conditions of zoning for companion case, PR24-0001*

*-No more than 2 participants per cottage with a max of 12 resident participants not including the overseer of the property and their family*

*-Privacy fence shall be installed along the western property line/adjacent residential property*

Motion carried unanimously.

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Ms. Thelma Nolley expressed several concerns regarding sanitation customer service issues and the Vampire Convention that will be held December 6-8, 2024. Ms. Nolley stated the event causes residents in the area of the event problems in having access to their homes and other resources.

Mr. Curtis Goss stated he has been a resident in Covington for 45 years, and Code Enforcement has been giving him citations for unknown reasons; he would like the city to look into the harassment issues from within Code Enforcement.

Mr. Mike Lassiter was in attendance to discuss the processing fees the city is about to implement on utility payments. Mr. Lassiter asked the City to inform customers about the internal ACH option.

Pastor Clara Lett thanked the staff for working with her regarding the Shelter's utility bill; she stated she had been getting some calls concerning a female in a wheelchair on Alcovy Road.

Mayor Baggett stated she had been dealing with her. She was supposed to go to a set location but chose not to go.

Comments from the City Manager:

- Repairers of the Breach are open for warming shelter services, which opened today through mid-March 2025; they have 18 spots available, and residents get a shower plus meals served.
- The city has been designated as a Rural Zone.
- The square's lighting will start at 6 PM on Thursday and 60 officers will be present.

Comments from the Deputy City Manager:

- Golf cart crossing have been repainted in Covington Place.

Council member Keck stated the Alcovy Trestle is now open for residents to walk or bike.

Council member Henderson inquired if a timeline for the Washington Street Basketball Court was available, road closures in and around Ocho for upcoming conference, credit/debit card fees, and Mr. Goss' concerns regarding ongoing code enforcement issues.

The Deputy City Manager stated some issues arose with the internal review and the contract was sent back to the contractor for corrections, and staff has until December 4th to review; after that, we will issue a notice to complete/proceed, which will take 30 days.

The City Manager stated with regards to Ocho, a permit was requested, the same as last year which included a parking plan, public safety plan, and signage; will follow up on what was permitted.

Council member Rutberg asked Finance to explain all of the free ways of paying utility bills.

Finance Director Randy Smith gave a breakdown of options on how customers can pay their utility bill: cash at the counter, drive-thru, Kiosk, check or money orders, through mail or night drops, and internal auto-pay.

Council member Rutberg stated he is excited about upcoming tree-lighting and congratulated the Eastside High School Eagles swim team for their recent win.

Council member Moore recognized Customer Service employee Alisha Compton for her outstanding customer service.

Council member Davis stated December 6-8 will be a hectic weekend; in the past, the church on Robinson Street had some issues with getting in and out, and blocked in. She hopes the City has a plan to serve the residents better and asked to be proactive instead of reactive. Council member Davis further stated she wants to understand Ms. Goss' issues with Code Enforcement; she was under the impression his property was grandfathered in. Council member Davis stated she

would like to be brought up to speed by the City Manager/Deputy City Manager to seek a resolution.

Comments from the Mayor:

- Local CPD training and K9 certification this weekend; they completed their training in various places throughout town.
- The lighting of the Square time has been changed to 6 PM. Please take note of the curfew hours.
- Minister's Union will be passing out food boxes ahead of Thanksgiving.
- City of Griffin lost a lineman recently; if you see one of the members, thank you for all they do.
- The Mayor apologizes for the phrase, "You voted for it." The term "Fees" has been explained by the finance dept.

Council member Johnson stated the Minister's Union was giving away boxes of food, and it was very moving to see people line up at 7 AM to wait until 10 AM to receive the boxes. Council member Johnson asked if anyone could volunteer to help, they would be happy to have you.

Being no further business meeting adjourned at 7:59 PM.

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Fleeta Baggett, Mayor

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Audra M. Gutierrez, City Clerk