

The Newton County Board of Commissioners regular board meeting was held on Tuesday, March 21, 2023 at 7:00 p.m. in the Commissioners meeting room on the 3rd floor in the Historic Courthouse. This meeting was open to the public and live streamed on the Newton County YouTube Channel Link:
<https://www.youtube.com/channel/UCaeIYAOMGdiPaiqUz7SdTfQ>

Present were, Chairman Banes, Commissioners: Stan Edwards, Demond Mason, Alana Sanders, J.C. Henderson, Ronnie Cowan, Deputy Clerk Susan Nolley and County Attorney Patrick Jaugstetter.
Also present, were the media staff and other administrative staff.

Chairman Banes called the meeting to order and read the thought for the day.

Senior Pastor of St. Paul A.M.E Church, Reverend Dr. Lewis E. Logan, II gave the invocation and the Pledge of Allegiance was led by Superior Court Judge Ken Wynn.

Chairman Banes amended the agenda to remove item 8c and add items 8e and 17a.

Commissioner Sanders motioned to add discussion of Fairview Community Park and discussion of the Westside Youth Facility SPLOST updates to the agenda.

Chairman Banes called for the vote to adopt the agenda as amended.

Add items 17a, 18a and 18b

Commissioner Edwards made a motion to approve adoption of the agenda as amended, seconded by Commissioner Mason and was passed unanimously.

Citizen Comments

Thomas Colbert
Sharon Collins

Reports from Chairman Banes

Presentation - Louly Hay-Kapp, Covington Family YMCA, Executive Director gave "Spotlights of the Y" and details of upcoming events.

Special recognition

Emoni Lucky, SPLOST Coordinator
Vincent Jerome Kelly, District 2-SPLOST Committee

8.Consent Agenda

- a) Approval of the Minutes: March 7, 2023 Work Session 6:00 p.m./Regular Meeting 7:00 p.m.
- b) Newton County Sheriff's Office approval to accept the 2021 GEMA (Georgia Emergency Management & Homeland Security K-9 supplement grant. Grant amount: \$6,500.00. Funding Source: GEMA (100% grant funded).
- d) Public Works approval to contract with Snapping Shoals EMC for the installation of a safety light at the intersection of Jack Neely and Brown Bridge Roads. Funding Source: General Fund Cost: \$24.40 (monthly)
- e) Board Appointment- SPLOST Committee- Vincent Jerome Kelly, District 2

Motion: To approve Consent agenda items as listed by Commissioner Edwards, seconded by Commissioner Mason and was passed unanimously.

7:30 p.m.

Planning and Zoning

Shena Applewhaite, Director of Development Services presented the zoning cases. Public Hearings-10 minutes is allowed for individuals to speak in support and or in opposition of the petition when applicable.

Future Land Use Amendment- FLU23-00001

Location: 6580 Hwy 212

Applicant: Michael M. Allen

Map & Parcel Number: 126-15

FLUM: Parent parcel RES/ PRC- (Residential/ Parks, Recreational, Conservation)

Zoning: AR (Agricultural/Residential)

Acreage: Total Acres 34.41 (amending FLUM for 2.10 acres)

District: 2 (Two)

Request: To designate the Future Land Use of 2.10 acres from the parent parcel (34.41 acres) to COM (Commercial) in order to seek a rezoning of the property for neighborhood commercial use.

7:36 p.m.

Public Hearing

In support of the petition: Mr. Michael Allen, Jr.

There was no opposition.

Public Hearing closed.

7:38 p.m.

Commissioner Mason motioned to approve FLU23-00001, seconded by Commissioner Edwards and was passed unanimously.

Future Land Use Amendment - FLU23-00002

Location: Poplar Hill Road
Applicant- Charles Wiggins
Map & Parcel Number: 0118 040C
FLUM: AF (Agricultural Forestry)
Zoning: A (Agricultural)
Acreage: Total Acres 20.99
District: 1 (One)

Request: Designate the Future Land Use of 20.99 acres to Rural Residential in order to seek a rezoning of the property for a family estate residential use.

7:42 p.m.

Public Hearing

In support of the petition: Mr. Chip Prosser.

There was no opposition.

Public Hearing closed.

7:44 p.m.

Commissioner Edwards motioned to approve Future Land Use Amendment FLU23-00002, seconded by Commissioner Mason and was approved unanimously.

Conditional Use Permit - CUP23-000001

Location: 92 Moores Farm Road (Little Springs Farm, Bldg. # 89)
Applicant: Angela Shockey
Map & Parcel Number: 0068- 006
FLUM: RES/AF/PRC
Zoning: A (Agricultural) /AR (Agricultural Residential)
Acreage: 2586.97 acres
District: 1 (One)

Request: To convert an existing home (#89) on Little Springs Farm into a Special Events facility for a conference and learning center with meeting and gathering spaces .

7:51 p.m.

Public Hearing

In support of the petition: Mr. Paul Wiggins/Mr. Brian Jones.

There was no opposition.

Public Hearing closed.

7:57 p.m.

Commissioner Edwards motioned to approve Conditional Use Permit CUP23-000001, seconded by Commissioner Henderson and was passed unanimously.

Conditional Use Permit - CUP23-000002

Location: 90 Chamisa Road
Applicant: John Kale Waddleton
Map & Parcel Number: 0024 077E
FLUM: Development Node
Zoning: M1 (Light Industrial), Almon Overlay -Tier 2
Acreage: 2.23 Acres

District: 3 (Three)
Request: To establish an auto sales business for Antique/ Classic Cars in the Almon Overlay District, Tier 2.

8:04 p.m.

Public Hearing

In support of the petition: Mr. John Waddleton.

There was no opposition.

Public Hearing closed.

8:05 p.m.

Commissioner Sanders motioned to approve Conditional Use Permit CUP23-000002, seconded by Commissioner Edwards and was passed unanimously.

Appeal Case - APP23-000001

Shena Applewhaite, Director said the staff is requesting to table this case until the April 4th Board of Commissioners meeting to gather more data and to re-advertise.

Commissioner Edwards motioned to table Appeal Case - APP23-00001 until the April 4th Board of Commissioners meeting, seconded by Commissioner Mason and was passed unanimously.

Street Light Petition

Approval of Resolution R032123b. A Resolution of the Newton County Board of Commissioners to create street lighting district for Alcovy Crossing Subdivision for 12 street lights.

Motion: Commissioner Cowan motioned to approve Resolution R032123b, seconded by Commissioner Edwards and was passed unanimously.

Items for Board Discussion &

Consideration

Chairman Banes used his privilege and authorized the following request to be heard. Budget transfer to move funds from the Information Systems Department budget to the budget of Superior Court. This is for the vacant Information Systems Specialist position which will be supervised by Superior Court.

Motion: Commissioner Edwards motioned to approve the budget transfer, seconded by Commissioner Henderson and was approved unanimously.

9. The City of Covington Council has approved to use the Hotel/Motel tax proceeds to upgrade and improve the basketball courts at the Washington Street Community Center and requests approval of the board to proceed. The initial investment is \$140,000.00 and there is no cost to

Newton County. Washington Street Community Center and the Parks and Recreation Department will give final approval to the improvements.

Motion: Commissioner Henderson motioned to approve the request of the City of Covington/Council for improvements and upgrades of the basketball courts at Washington Street Community Center, seconded by Commissioner Mason and was passed unanimously.

10. Senior Services to accept funding for the SFY 2023 American Rescue Plan (ARPA) Contract with Northeast Georgia Regional Commission. Contract period is January 1, 2023 through September 30, 2024 in the amount of \$137,364.45. There is a match requirement of Newton County for \$8,767.94.

Motion: Commissioner Mason motioned to approve Senior Services request to accept the SFY 2023

ARPA funding contract, seconded by Commissioner Henderson. Approved Vote 4-0.

*Commissioner

Sanders exited the boardroom and was not seated when the vote was taken.

Commissioner Sanders entered and seated @ 8:13 p.m.

11. Dr. Norris Little, Chief Medical Officer/Interim CEO of Piedmont Newton Hospital proposed the request for \$2.2 million of ARPA funds for a bed expansion project at Piedmont Newton Hospital for the purpose to increase the inpatient capacity by ten beds.

Commissioner Sanders expressed concerns of depleting the remaining ARPA funds and questioned if the municipalities could assist or if the state could provide any funding.

It was suggested to have a work session for further discussion.

Commissioner Henderson expressed he would like for local governments to come together to help.

Commissioner Edwards commented that his family has experienced the reality of waiting for inpatient bed availability and emphasized that Piedmont Newton does not turn anyone down.

Commissioner Edwards said that he is in support of the request.

Finance Director, Brittany White said the county has less than \$3,000,000.00 of ARPA funds remaining.

Chairman Banes asked the board if they would like for him to reach out to City of Covington Mayor Steve Horton to see if the city can contribute.

Motion: Commissioner Henderson made a motion to table for 30 days, seconded by Commissioner Sanders and was passed unanimously.

12. Sunbelt Builders Inc. contract for construction of Springhill Neighborhood Park.
Cost: \$5,119,365.00. Funding Source: SPLOST

Motion: Commissioner Henderson motioned to approve the Sunbelt Builders contract amount of \$5,119,365.00 for construction of Springhill Neighborhood Park, seconded by

Commissioner Edwards and was passed unanimously.

13. Springhill Neighborhood Park SPLOST Project budget increase in the amount of \$2,500,000.00.

Funding Source: SPLOST 2017 Overage Collections

Motion: Commissioner Henderson motioned to approve needed increase of \$2,500,000.00 for

the Springhill Neighborhood Park SPLOST Project Budget, seconded by Commissioner

Edwards and was passed unanimously.

14. Request to opt-in to New National Opioids Settlements.

Five new proposed national opioid settlements (“New National Opioid Settlements”) have

been reached with Teva, Allergan, CVS, Walgreens, and Walmart (“Settling Defendants”).

Georgia is participating in the following settlements: Teva, Allergan, CVS, Walgreens, Walmart.

If a state does not participate in a particular Settlement, the subdivisions in that state are not

eligible to participate in that Settlement. Deadline: April 18, 2023.

Motion: Commissioner Edwards motioned to approve the request to opt-in to the New National opioids settlements, seconded by Commissioner Mason and was passed unanimously.

15. Finance Director, Brittany White gave an update of the February 2023 financials and a PowerPoint presentation was displayed. Copies of the presentation was provided to the board. A

copy is attached and made a part of the official minutes.

16. **Resolution R0321223 - SPLOST 2023 General Obligation Sales Tax Bond**

A RESOLUTION PROVIDING FOR: (1) THE ISSUANCE, EXECUTION AND DELIVERY OF \$[24,200,000] IN AGGREGATE PRINCIPAL AMOUNT OF NEWTON COUNTY, GEORGIA GENERAL OBLIGATION SALES TAX BONDS, SERIES 2023; (2) THE APPROVAL, EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT; (3) THE NAMING OF AN AUTHENTICATING AGENT, BOND REGISTRAR AND PAYING AGENT FOR SAID BONDS; (4) THE ADOPTION OF A FORM TO WHICH SAID BONDS SHALL ADHERE; (5) THE PREPARATION OF A TAX DIGEST AND THE LEVY OF A TAX SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS; (6) THE APPROVAL, EXECUTION AND DELIVERY OF A CONTINUING DISCLOSURE CERTIFICATE AND AN OFFICIAL STATEMENT RELATING TO SAID BONDS;

Motion: Commissioner Mason motioned to approve Resolution R032123m seconded by Commissioner Edwards and was passed unanimously.

17. **Resolution R032123a to create an investment account for the Georgia Fund 1 for The 2023 SPLOST to Authorize Investment and Designate Representatives**

WHEREAS, O.C.G.A. § 36-83-1 to § 36-83-8 authorizes Georgia local governments

and other authorized entities to invest funds through the local government investment pool; and,

WHEREAS, all state departments, boards, bureaus, and agencies ("state entities")

and local governments may make deposits and maintain accounts in the LGIP as Participants, subject to approval by the State Depository

Board as required in O.C.G.A. § 36-83-2(b)(4);

Motion: Commissioner Cowan motioned to approve Resolution R032123a to create an investment

account for the Georgia Fund 1 and to authorize Investment and Designate Representatives, seconded by Commissioner Edwards and was passed unanimously.

18. Gaithers Church Exchange

The board approved authorization for the county attorney (Patrick Jaugstetter) to move forward with the process of the exchange of real property @ Gaithers Church. (exchange Parcel 0106 016 for Parcel 0106 026 and a portion of Parcel 0106 025). The original request was tabled 12/6/2022.

Motion: Commissioner Edwards motioned approval to authorize the county attorney to move forward with the process of the exchange, seconded by Commissioner Mason and was passed unanimously.

18a. Discussion of Fairview Community Park

Commissioner Sanders expressed concern regarding the recent incidents that occurred at Fairview

Community Park involving criminal and violent activity. There are safety concerns that need to be

addressed. Fencing and an additional park entrance is suggested which can be maintained by law

enforcement and the Parks and Recreation Department. The Commissioners have to come up with a solution for safety.

Commissioner Henderson said it would be a great asset to have cameras.

Commissioner Mason commented, we should allow law enforcement to lead and make recommendations on how to address what needs to happen and the board partner with them.

Chairman Banes said he will ask the Sheriff to come to the next board meeting to give a proposal to what will help make Fairview Park safer.

18b. Westside Youth Facility update

Chairman Banes opened the floor to Jeff Prine to give an update on the Westside Youth Facility.

Jeff said the update that he gave the advisor committee last night, Mr. Addison has withdrawn the property as a consideration and is longer available to evaluate as an option for the facility.

Commissioner Sanders questioned if the project manager has been given direction to move forward to locate land and where are the possible locations.

Jeff replied they are looking in the same areas as they had prior, districts two, three and four.

Commissioner Sanders asked there could be a timeline given to move forward with the project.

Patrick suggested, until a site is selected, to consider requiring a monthly report such as a standard agenda item.

Alcohol Beverage License

Final Reading: Wadhvaniya USA LLC 3633 Salem Road Covington, GA 30016

District 2

Licensee: Sahil Wadhvaniya

Commissioner Mason motioned to approve the final reading of Wadhvaniya USA LLC, seconded by Commissioner Henderson and was passed unanimously.

Citizen Comments

Michael Robinson

Ivory Colburn

Archie Shepherd

Joseph Reed

Denise Williams

Sharon Collins

Board Comments

Commissioner Edwards - A professional rodeo coming to FFA-FCLA Center November 23-23 2023.

Commissioner Sanders - HUD mtg./grant update

Commissioner Henderson - Support of park in District 3

Chairman Banes called for a motion to go into Executive Session to discuss land acquisition and announced there would be no vote to be taken.

Motion: Commissioner Henderson motioned to go into Execution Session to discuss land acquisition, seconded by Commissioner Mason.

9:50 p.m.

Commissioner Cowan motioned to come out of Executive Session, seconded by Commissioner Edwards.

Adjournment

Commissioner Cowan motioned to adjourn the regular meeting, seconded by
Commissioner Edwards.

10:20 p.m.

Marcello Banes

Chairman

Respectfully submitted:

Susan G. Nolley

Deputy Clerk