

NEWTON COUNTY BOARD OF COMMISSIONERS
1124 Clark Street
Covington, Georgia
Regular Meeting
August 1, 2023
Minutes

Present: Chairman Marcello Banes, Commissioners' Stan Edwards, Demond Mason, Alana Sanders, J.C. Henderson, Ronnie Cowan, County Attorney Patrick Jaugstetter and Clerk Jackie Smith

Others Present: Citizens, Covington News and the Newton Citizen

Chairman Banes called the meeting to order, extended a welcome, and read the thought for the day. The invocation was given by Pastor Terrance Evans of St. Paul AME Church, followed by the Pledge of Allegiance to our great country.

AMEND THE AGENDA

Motion by Commissioner Sanders, second by Commissioner Henderson, to amend the agenda for Senior Home Repair Program discussion.

Motion carried unanimously (5/0)

Note: Chairman Banes noted this will be item 17a on the agenda.

AGENDA ADOPTION

Motion by Commissioner Sanders, second by Commissioner Mason, to adopt the agenda with the addition of item #17a.

Motion carried unanimously (5/0)

CITIZEN COMMENTS (AGENDA ITEMS ONLY)

Renee Kavon, Denise Williams for Annie White, Archie Shepherd, Alex Toggle from Covington all spoke regarding the Senior Home Repair Program.

- Process is very difficult
- Having difficulty with contractors. Some come out and never come back.
- Confusion
- Answers are different with different people
- Applications have been lost and were told you have to start all over.
- Mr. Shepherd requested that the date to apply be extended.

CHAIRMAN'S REPORT: None

COUNTY MANAGERS REPORT:

- Presented a PowerPoint presentation.
- Provided an overview of presentation in detail
- PowerPoint is attached and made part of these minutes.

- He also addressed the difficulties some are having with our Senior Home Repair Program.
- He thanked Commissioner Sanders for her email outlining many of the issues.

OLD BUSINESS – NONE
CONSENT AGENDA

- Juvenile Services: Requesting approval to apply for the CJCC Grant.
- Presenters: Katie Rider
- Cost: -0-

- Human Resources/Risk Management/Purchasing: Requesting approval of contract for McGriff Insurance for Property & Casualty Insurance Services. Presenters: Director Amanda Shoemaker, Pamela Maxwell
- Contract Amount: \$78,500
- Funding Source: General

- County Clerk: BOC Minutes dated June 20, 2023, PH Minutes (2pm & 6pm) & BOC Minutes dated July 18, 2023; PH Minutes, SCM Minutes, ES Minutes dated July 25, 2023.

Motion by Commissioner Edwards, second by Commissioner Mason, to approve the consent agenda as presented.
 Motion carried unanimously (5/0)

ITEMS FOR DISCUSSION AND CONSIDERATION

CORNISH CREEK: REQUESTING APPROVAL OF DRINKING WATER PROJECTS CONTRACTUAL AGREEMENT BETWEEN NC, CITY OF COVINGTON, & W&SA

- Presenter: James Brown, Director WTF
- Funding Source: ARPA
- Approved by the City of Covington and the W&SA.
- Information is attached and made part of these minutes.

Motion by Commissioner Mason, second by Commissioner Edwards, to approve the Drinking Water Projects Contractual Agreement between Newton County, City of Covington and the Newton County Water & Sewerage Authority.
 Motion carried unanimously (5/0)

CORNISH CREEK: REQUESTING APPROVAL OF CONTRACT WITH CARTER & SLOOPE FOR CONSULTING SERVICES FOR CORNISH CREEK WATER TREATMENT FACILITY IMPROVEMENTS TO 39.5 MGD.

- Presenter: James Brown, Director
- Contract Amount: \$268,500.00

- Funding Source: General Fund
- Budgeted: Yes
- Match: No
- Information is attached and made part of these minutes.

Motion by Commissioner Edwards, second by Commissioner Mason, to approve the contract between Newton County and Carter & Sloope for Consulting Services for Cornish Creek Water Treatment Facility Improvements to 39.5MGD as presented by director James Brown.

Motion carried unanimously (5/0)

PUBLIC WORKS: REQUESTING APPROVAL OF CONTRACT WITH PEACH STATE CONSTRUCTION CO., LLC FOR THE LLOYD ROAD EMERGENCY 72” CULVERT REPLACEMENT.

- Presenter: Chester Clegg, Director
- Contract Amount: \$495,055.00
- Funding Source: 2017 SPLOST
- Budgeted: Yes
- Match: No
- 72” metal culvert needs to be replaced due to storm damage and eminent collapse of the roadway.
- Information is attached and made part of these minutes.

Motion by Commissioner Edwards, second by Commissioner Mason, to approve the contract with Peach State Construction Co., LLC for the Lloyd Road Emergency 72” Culvert Replacement as presented by the public works director.

Motion carried unanimously (5/0)

PUBLIC WORKS: REQUESTING APPROVAL TO INSTALL A SPEED HUM IN THE CHAPEL HEIGHTS SUBDIVISION

- Presenter: Chester Clegg, Director
- Contract Amount: \$2,000.00
- Funding Source: General Fund (100%)
- Budgeted: Yes
- Match: No
- Petitioners are required to obtain at least 65% of signatures for the installation.
- 17 parcels within subdivision. 12 signed the petition equaling 71% agreeing to the installation of the speed hump.
- Cost: \$2000.00
- A \$12 fee is attached yearly to the resident’s tax bill in the service area.
- Information is attached and made part of these minutes.

Motion by Commissioner Mason, second by Commissioner Edwards, to approve the request for Speed Humps in the Chapel Heights Subdivision as presented by the public works director.

Motion carried unanimously (5/0)

PUBLIC WORKS: REQUESTING APPROVAL TO CONTRACT WITH SUMMIT CONSTRUCTION & DEVELOPMENT, LLC TO CONSTRUCT THE INTERSECTION IMPROVEMENTS @ CROWELL ROAD & HAROLD DOBBS ROAD PROJECT.

- Presenter: Chester Clegg, Director
- Contract Amount: \$2,391,015.00
- Funding Source: Impact Fee Revenues
- Budgeted: Yes
- Match: No
- County received sealed bids on July 17, 2023
- Three companies submitted bids & the lowest bid received was from Summit Construction.
- Information is attached and made part of these minutes.

Motion by Commissioner Henderson, second by Commissioner Sanders, to award the construction Contract for the Intersection Improvements @ Crowell Road & Harold Dobbs Road Project to Summit Construction Company as presented by director Chester Clegg.

Motion carried unanimously (5/0)

RECREATION: REQUESTING APPROVAL OF THE REWORDING OF ARPA FUNDS TO PAINT THE INSIDE OF NELSON HEIGHTS COMMUNITY CENTER.

- Presenter: Dwayne Mask, Director
- Contract Amount: \$3200.00 for painting
- Funding Source: ARPA.
- Budgeted: Yes
- Match: Yes
- Information is attached and made part of these minutes.

Motion by Commissioner Henderson, second by Commissioner Mason, to approve the rewording of ARPA Funds to paint the inside of the Nelson Heights Community Center.

Motion carried unanimously (5/0)

FINANCE/PURCHASING: REQUESTING APPROVAL OF THE CONTRACT MODULE AGREEMENT WITH BONFIRE.

- Presenter: Randi Fincher, Purchasing Coordinator
- Contract Amount: \$\$7,450.00
- Funding Source: General
- Budgeted: Yes

- Match: No
- Funding Source: General
- Information is attached and made part of these minutes.

Motion by Commissioner Edwards, second by Commissioner Cowan, to approve the Contract Module Agreement between Newton County and Bonfire as presented by purchasing coordinator Randi Fincher.

Motion carried unanimously (5/0)

SENIOR SERVICES: REQUESTING APPROVE FOR ANNUAL AMENDED COST REQUEST FOR GA FOOD SERVICE. RESOLUTION R08012023 – RESOLUTION APPROVING ANNUAL AMENDED CONTRACT BETWEEN GA FOOD SERVICES OF PINELLAS COUNTY, LLC AND NEWTON COUNTY.

- Presenter: Freda Reed
- Cost: \$200,000.00 (Not to exceed)
- Funding Source: Northeast Georgia various funding sources (list attached)
- Budgeted: Yes
- Match: Yes (list attached)

Motion by Commissioner Mason, second by Commissioner Henderson, to approve request for GA Food Service, Resolution R08012023, a Resolution approving annual amended contract between GA Food Services and Newton County as presented by director Freda Reed.

Motion carried unanimously (5/0)

7:30 PM

ZONING/PUBLIC HEARING

Please Note: The applicant and those in favor of the petition are allowed ten-minutes to address the board. In addition, ten-minutes are allotted for those in opposition to the petition. This ten-minute allotment does not include a response to any questions raised by the commission members.

Director Shena Applewhaite presented the following zoning to the board for their consideration.

REZ23-000011

Location:	6580 Hwy. 212 (approximately 281.62 ft. of road frontage)
Parcel Size:	2.10 acres of 34.41 acres
Tax Parcel:	0008 002J
Existing Land Use Map:	COM (Commercial)
Existing Zoning:	AR (Agricultural Residential)
Proposed Zoning:	CN (Neighborhood Commercial)
Watershed:	South River
Owner:	Michael M. Allen, Jr.

Petitioner: Michael M. Allen, Jr.
District Two
Applicant's Intent: To locate a Gents Grooming Lounge and establish other neighborhood retail services.
Planning Commission: Recommended approval to CN (Neighborhood Commercial) July 25, 2023

- Director Applewhaite read the conditions into the record.

Chairman Banes opened the public hearing @ 7:34 pm.

Favor:

Michael Allen, Jr.

- County will receive taxes from building and business license.
- No adverse effects on natural resource.
- No burden on the school system.
- Pictures provided.

Mrs. Allen

- Upscale barber shop.
- Mr. Allen is a blessing to the community
- Very active in the community events.

Opposition:

- None

Commissioner Mason commented that he concurs with previous comments stated.

- Has met with and had several conversations with Mr. Allen.
- Visited shop in Porterdale where people receive top notch service.
- Thinks the area off of Hwy. 212 is prime and ready for economic development.

Chairman Banes closed the public hearing @ 7:39 pm

Motion by Commissioner Mason, second by Commissioner Sanders, to approve REZ23-000011 and change the existing zoning from AR (Agricultural Residential) to CN (Neighborhood Commercial) with the following conditions:

To the owner's agreement to abide by the following development standards:

- a. Provide satisfactory ingress and egress as approved by the Georgia Department of Transportation (GDOT). Improvements may include, but are not limited to, a left-turn lane, deceleration lane, and acceleration lane and or access to the adjoining property.

b. The exterior of any building shall be have a water table of brick, stucco or other approved material.

c. Submit appropriate plans/plats including a Storm water plan, to be reviewed and approved by the Development Services Department, Public Works, Newton County Fire Services, NCWSA and GSWCC and GDOT.

Motion carried unanimously (5/0)

REZ23-000012

Location: 4548 Salem Road (approximately 282.5 ft. of road frontage)
Parcel Size: 0.77 acres of 34.41 acres
Tax Parcel: 0014 026
Existing Land Use Map: DN Development Node)
Existing Zoning: R2 (Single Family Residential, Salem Overlay Tier 2)
Proposed Zoning: CG (General Commercial)
Watershed: Yellow River
Owner: Claudia & Martin Williams
Petitioner: Claudia & Martin Williams
District Two
Applicant's Intent: To rezone a parcel within the Salem Overlay with an existing Day Spa to commercial zoning.
Planning Commission: Recommended approval to CG (General Commercial) July 25, 2023

- Director Applewhaite read the conditions into the record.
- Displayed a map of project.

Chairman Banes opened the public hearing @ 7:45 pm.

Favor:

- Ms. Martin
- Desire to serve others

Opposition:

None

Chairman Banes closed the public hearing @ 7:46 pm.

Commissioner Mason addressed the board and noted...

- The Allen's are an amazing family.... beautiful inside & out.
- Have only heard great things from residents in the area about the Allen's and the service they provide.
- Personally very pleased with this particular business in the community

- Business is going to be all around health and wellness facility.
- It falls with the Salem Overlay so if the business were to ever change the new business would have to come before the board for approval.

Motion by Commissioner Mason, second by Commissioner Edwards, to approve Approve REZ23-000012 and change the existing zoning from R2 (Single Family Residential, Salem Overlay Tier 2) to CG (General Commercial) with the following conditions

1. To the owner's agreement to abide by the following development standards:
 - a. Comply with the requirements of the Salem Overlay.
 - b. All activities for the Day Spa shall be carried on entirely within the enclosed building.
 - c. Submit appropriate plans, plats or permits as required to Development Services Department, Public, Works, Newton County Fire Services, NCWSA and GSWCC for any future development improvements.

Motion carried unanimously (5/0)

SENIOR HOME REPAIR PROGRAM

County Manager Cooper

- Told the board and audience that we hear their concerns and will address the issues immediately.
- He said apologized to the county and the seniors, in particular, for what they have gone through.
- Announced Town Hall meeting on August at Turner Lake facility Where you will get clear communication of the Senior Home Repair Program.
- Town Hall will be posted on all 5 of our platforms.
- Commissioner Sanders would like to receive a monthly report showing what has been completed in each district.
- Regarding the Senior Program...the message needs to be simplified so everyone can understand.
- One by one board members voiced their concerns about the process of the program and making sure our seniors are taken care of.
- Concerned that all seniors will not be served.
- Message needs to be clear and simplified.
- Commissioners commented they would like to see the deadline extended.

Motion by Commissioner Cowan, second by Commissioner Henderson to amend the agreement to extend the deadline for 30 days.

Motion passed (4/1) with Commissioner Edwards voting in opposition to the motion.

Mr. Cooper said he did not think that extending the deadline is going to help.

He noted we have 630 applications that are completed. He said if every single one qualifies for the \$30,000 then we will not have enough money to pay for all of them.

Chairman Banes said he would like to see the balance of the ARPA funds to go towards the Senior Home Repair Program.

Commissioner Edwards said the math does not work and suggested that we pause the process until we get some issues ironed out by the county manager and staff at the Town Hall meeting next week.

Substitute Motion

Motion by Commissioner Edwards, second by Commissioner Mason, to pause the Senior Home Repair Program process until we hear back with a report from the county manager.

Motion carried unanimously (5/0)

ALCOHOL BEVERAGE LICENSE

Final Reading

Fox Vineyard Inc.

225 Hwy 11 South

Social Circle, Ga 30025

Applicant: Kenneth R. Fuchs

District:1

Motion by Commissioner Edwards, second by Commissioner Edwards, to approve the Alcohol License for Fox Vineyard, Inc., located at 225 Hwy. 11 South, Social Circle, Georgia as requested.

Motion carried unanimously (5/0)

Final Reading

Venture Management

14656 Brown Bridge Road

Covington, Ga 30016

Applicant: Yousef Aleemuddin

District:2

Motion by Commissioner Mason, second by Commissioner Edwards, to approve the Alcohol License for Venture Management, located 14656 Brown Bridge Road, Georgia as requested.

Motion carried unanimously (5/0)

Final Reading

TMN Enterprises /World of Wings
5350 Hwy 20 South
Covington, Ga 30016
Applicant: Christopher Thomas
District:2

Motion by Commissioner Mason, second by Commissioner Edwards,
to approve the Alcohol License for TMN Enterprises/World of Wings, located at
5350 Hwy. 20 North, Covington, Georgia as requested.
Motion carried unanimously (5/0)

CITIZEN COMMENTS (TOPIC OF CHOICE)

Joseph Whitfield, Archie Shepherd, Stephen Lindsey

- Spoke about the Senior Repair Program

COMMISSIONER COMMENTS

Commissioner Edwards

- No comments

Commissioner Mason

- Expressed thanks to everyone who came out to the Denny Dobbs Park for annual Back to School Movie Night.
- Great success and gave away lots of book bags to the students.

Commissioner Sanders

Shared that she was recently appointed to the following National Association County Commissions (NACo) boards. She noted she was honored to serve and to represent Newton County.

- Women of NACo - National Secretary: Commissioner Sanders has been entrusted with the role of National Secretary for Women of NACo, an esteemed position that empowers and advocates for women leaders in counties nationwide.
- Next Generation Network - Chair: In her capacity as Chair of the Next Generation Network, Commissioner Sanders will play a pivotal role in nurturing collaboration and dialogue among young elected officials, fostering the next generation of county leaders.
- Programs and Services Standing Committee - Vice Chair: Commissioner Sanders will serve as Vice Chair of the Programs and Services Standing Committee, contributing her expertise to shape and enhance NACo's initiatives, ensuring they effectively address the evolving needs of counties across the United States.
- Human Services and Education Steering Committee - Subcommittee Vice Chair, Education, Children, and Families Subcommittee: Commissioner Sanders will hold the role of Subcommittee Vice Chair, focusing on vital issues pertaining to human services and education, with a particular emphasis on the well-being of children and families.

Commissioner Henderson

- Reiterated how much he wants the SHRP to be successful and our seniors who are in need taken care.

Commissioner Cowan

- None

Chairman Banes

- Invited everyone out to Family Fun Day on Saturday, August 5th, at Legion Field from 11am to 2pm.
- Great fun, music, food, lots of things for children to enjoy and door prizes.

EXECUTIVE SESSION

9:05 pm

Motion by Commissioner Edwards, second by Commissioner Mason, to enter into executive session for the purpose of land acquisition.

Motion carried unanimously (5/0)

Note: Chairman Banes announced there would possibly be a vote after the executive session.

BACK IN REGULAR SESSION

9:39 pm

Motion by Commissioner Edwards, second by Commissioner Mason, to reconvene the regular meeting.

Motion carried unanimously (5/0)

AMEND THE AGENDA

Motion by Commissioner Cowan, second by Commissioner Sanders, to Amend Agenda to Consider Resolution Authorizing acquisition by eminent domain of 2.3 acres of land between Barshay Drive and Salem Road as presented by County Attorney Jaugstetter.

Motion carried unanimously (5/0)

RESOLUTION R080123, A RESOLUTION AUTHORIZING LAND ACQUISITION BY EMINENT DOMAIN (BETWEEN BARSHAY DRIVE & SALEM ROAD – 2.3 ACRES)

Motion by Commissioner Sanders, second by Commissioner Henderson, to approve Resolution R080123 authorizing acquisition by eminent domain of 2.3 acres of land between Barshay Drive and Salem Road.

Motion carried unanimously (5/0)

AMEND THE AGENDA

Motion by Commissioner Sanders, second by Commissioner Edwards, to Amend Agenda to Consider Resolution Authorizing acquisition by eminent domain of 0.43 acres of land between Barshay Drive and Salem Road.

Motion carried unanimously (5/0)

RESOLUTION R080123a, A RESOLUTION AUTHORIZING LAND ACQUISITION BY EMINENT DOMAIN (BETWEEN BARSHAY DRIVE & SALEM ROAD – 0.43 ACRES)

Motion by Commissioner Sanders, second by Commissioner Henderson, to Approve Resolution authorizing acquisition by eminent domain of 0.43 acres of land between Barshay Drive and Salem Road.

Motion carried unanimously (5/0)

With there being no further business, a motion by Commissioner Henderson, second by Commissioner Sanders, the meeting adjourned @ 9:42 p.m.

Respectfully submitted,

Jackie Smith, County Clerk

Marcello Banes, Chairman