



**MINUTES**  
**Cochran City Council**  
**Tuesday, September 13, 2022**  
**Regular Scheduled Meeting @ 7PM**

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*City Auditorium, 102 N Second Street, Cochran, GA 31014*

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Present: Mayor Billy Yeomans, Mayor Pro Tem Keith Anderson  
Councilmembers: Gary Ates, Jimmy Jones, Andrew Lemmon, Rufus Veal  
Absent: Carla Coley

Call to order by Mayor Billy Yeomans @ 7:00PM

The invocation was given by Mayor Pro Tem Anderson and the Pledge led by Councilmember Ates.

Mayor asked for any corrections, additions, or deletions to the September 13, 2022, agenda.  
Councilmember Ates made the motion to approve the agenda with a second by Councilmember Jones.  
Motion passed 5/0

Mayor asked if there was any correction or questions to the August 9, 2022 minutes. Councilmember Ates made the motion to approve the 8/9/22 minutes with Councilmember Lemmon seconding.  
Motion passed. 5/0

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- I. Call to Order by the Mayor**
- II. Invocation**
- III. Pledge of Allegiance**
- IV. Attendance**
- V. Adopt Agenda**
- VI. Agenda Items**

**ITEM #1- Presented by City Manager, Richard Newbern**

Employee of the Month - Deferred to the October meeting

**ITEM #2- Presented by City Manager, Richard Newbern**

Consider approving Safety Coordinator Resolution and Safety Policy Statement for the City of Cochran. This is a part of the GMA Local Government Risk Management Services (LGRMS) program. City Clerk Tracy Jones recently attended the required GMA training and will serve as the City's Safety Coordinator. Councilmember Anderson made the motion to approve the Safety Coordinator resolution and the Safety Policy with a second by Councilmember Ates. Motion passed 5/0

**ITEM #3- Presented by City Manager, Richard Newbern**

Public Hearing on proposed Millage increase

Mayor called PH to order at 7:08pm.

This PH was called for any interested parties the opportunity to express their views or concerns on the proposed increase on the City's millage increase. The millage increase will be 1.384. This would set the millage at 11.767. The City has not had an increase in millage since 2015. The first required ad appeared in the September 1<sup>st</sup> local edition. The next two required advertisements will be in the September 15<sup>th</sup> edition and the September 29<sup>th</sup> edition.

Mayor called for any city residents' comments.

Danny Churchwell – 158 N Lakeshore Drive - He expressed his opinions on the increase of the millage rate. He strongly disagrees with the increase and will be very vocal if the increase is moved forward.

Margret Padgett –133 Lakeshore Drive – She stated last year the property values went up and with the rollback, money could still be made. Before the vote is made, she feels like the math needs to be done on the rollback millage rate of 10.383 with the property values increase and the math on the millage increase to 11.767 to be able to compare the two. The impact to the city/citizens should also be taken into consideration.

Public Hearing closed at 7:18PM.

Mayor announced the other two public hearings regarding millage rate increase. September 27 and October 11. October 11, a vote will be taken.

**ITEM #4- Presented by City Manager, Richard Newbern**

Public Hearing and consideration of Planning Commission recommendation on “grandfathering-in” a ten (10’) foot side setback for R-1 parcels in subdivisions prepared prior to the adoption of the new Zoning Ord. on Dec.8, 2020

Mayor called PH to order at 7:19PM

This PH was called for any interested parties the opportunity to express their views or concerns on the on “grandfathering” in a 10 ft set back for R-1 parcels in subdivisions prepared prior to the adoption of the updated Zoning Ordinance on December 8, 2020. Article 2 Section 2 page 40 of Ordinance.

This public hearing was advertised properly.

Mayor called for any input

Joe Meadows – 1002 Porter Road – Mr. Meadows expressed his support for the text amendment to the Zoning Ordinances. He supports going back to using setbacks.

Public Hearing closed @ 7:23PM

Mayor called for a motion. Councilmember Jones made the motion to adopt the text amendment update to the Zoning Ordinance to allow 10 ft setbacks in subdivisions with a second by Councilmember Ates. Motion passes. 5/0

**ITEM #5- Presented by City Manager, Richard Newbern**

Public Hearing and consideration on Planning Commission recommendation on Zoning Ordinance amendment to allow liquor/package stores as a “permitted use” in the B-1 and B-2 commercial zoning districts.

Mayor called PH to order at 7:24PM

This PH was called for any interested parties the opportunity to express their views or concerns to amend the zoning ordinance to allow liquor/package stores to be permitted in B-1 & B-2. This will amend Article 4 Section 10 Page 53 & Article 4 Section 11, Page 55 of the Zoning Ordinance.

This public hearing was advertised properly.

Mayor called for any input. No comments.

Public Hearing closed at 7:26PM

Councilmember Ates made the motion to accept the recommendations of the Planning Commission to allow liquor/package stores as permitted use in the B-1 & B-2 commercial zoning district with a second by Councilmember Jones. Motion Passed 5/0

**ITEM #6- Presented by City Manager, Richard Newbern**

Presentation of Pay Plan Update- Heart of Ga. Altamaha Regional Commission. Heart of Georgia requested to be Postponed until October 11 meeting.

**ITEM #7- Presented by City Manager, Richard Newbern**

Consider amendment to the Alcoholic Beverages Ordinance regarding Liquor Stores/Package Sales. City Attorney, Jim Elliot suggested changes to the ordinance. Council member Ates made a motion to accept the changes recommended by the City Attorney, Jim Elliott with a second by Councilmember Anderson. Changes made: #5, (inventory \$500,000), delete #6 (number of employees for cameras), and add lottery to be held to determine the licensees to be issued.

Motion passed 5/0

**ITEM #8- Presented by City Manager, Richard Newbern**

Consider amendment Water/Sewer Ordinance and Gas Services Ordinance to require that utility extensions into unincorporated areas are subject to annexation. City Attorney explained, the Council can adopt a policy on utility extensions and annexation. Councilmember Jones made the motion to approve the policy on requiring annexation for utility connects with a second by Councilmember Lemmon.

Motion passed 4/1. 4-Yes (Anderson, Ates, Lemmon, Jones) No (Veal)

**ITEM #9- Presented by City Manager, Richard Newbern**

Consider appointing John Rowland to fill remaining term for the open seat on the Cochran Bleckley Recreation Department. Councilmember Ates made the motion to appoint John Rowland to recreation board with a second by Councilmember Jones. Motion passed. 5/0

**ITEM #10- Presented by City Manager, Richard Newbern**

Consider appointment of Robert H Farrell to the Housing Authority Board effective August 10, 2022. Councilmember Ates made the motion to appoint Robert Farrell on the Housing Authority Board with a second by Councilmember Jones. Motion passed 5/0.

**ITEM #11- Presented by City Manager, Richard Newbern**

Consider approval of hold harmless agreement with First Baptist Church for City Fire Dept. to light the Country Fest Fireworks on Church property. Councilmember Ates made the motion to approve the hold harmless with the First Baptist Church for City Fire Dept to light Country Fest Fireworks on church property with a second by Councilmember Jones. Motion passed 5/0.

**City Manager** - None

**Council Discussion Items:**

**District 1**

**Anderson** – Thanked everyone for coming to meeting and thanked the department heads for all their hard work.

**Ates** – Encouraged everyone to stay safe and thanked everyone in attendance

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**District 2**

**Coley** – Absent

**Veal** – None

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**District 3**

**Jones** – None

**Lemmon** – None

Special Called Meeting, Thursday, September 27, 2022, at 6:30PM in City Auditorium

**Mayor Comments**

U-turns downtown are getting more often. Encouraged people to stop doing U-turns downtown.

Police will be watching.

Blowing and raking leaves in the streets is a NO NO.

Lawn maintenance, Dixie and Paulk Landscaping Companies are doing a good job not blocking the street. Asked if other companies were doing landscaping work for residents, asked for resident to ask the companies to would do the same.

Innovation center meeting to find location for a place for the center. Mayor stated the Council has to approve the use of City buildings. Before he would bring to council, everyone would agree if the city provided the space, that was all (all the upkeep, maintenance and any other finances). Good idea and a great place to have the center but other entities should provide all other expenses.

**Public Comments** (Please note that every individual who signs up to speak prior to the meeting will be given a total of 3 minutes to address the Mayor and Council.)

Mary Pitts – 110 Palm Street – Vacant building to rent out for clothes stores and shoe stores. Please consider.

Mayor thanked everyone for attending the meeting.

Adjourned 8:03PM

(SEAL)

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Tracy B Jones  
City Clerk