



MINUTES
Cochran City Council
January 24-January 26, 2019
Retreat Minutes

Lake Blackshear Resort & Golf, Cordele Georgia

Present: Mayor Billy Yeomans, Mayor Pro Tem Jon Thrower

Councilmembers: Carla D Coley, Regina Gooch, Keith Anderson, Andrew Lemmon

Absent: Councilmember Fleming Gilman

Call to order by Mayor Billy Yeomans @ 8:05AM Thursday, January 24, 2019

The invocation was given by Councilmember Andrew Lemmon followed by the Pledge of Allegiance led by Mayor Pro Tem Jon Thrower.

Mayor Yeomans asked if any corrections or additions needed to be made to the January 24-26,2019 agenda. Mayor Yeomans requested a motion to accept the January 24-26,2019 Retreat Agenda. Mayor Pro Tem Jon Thrower made the motion to accept the 2019 Retreat Agenda with Councilmember Andrew Lemmon seconding the motion. Motion passed with all voting in favor. 5-0

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

Thursday, January 24

- 8:00 a.m. – 8:30 a.m. Scott Cox – Introduction – Mr. Scott welcomed everyone to the 2019 Retreat. He explained he has ground rules for his meetings and reminded the Council that they are a team and they need to work as a TEAM. Asked the Council to stay focused; also, to be honest and attentive. Attacking the problem and not the person was another rule Mr. Scott introduced. He stated the Council was there to improve the City and not to prove a point. Stressed to Council to stay on track and stay involved. Mr. Scott suggested
- 8:30 a.m. – 9:00 a.m. core decision beliefs for the Council to look over and see what will make the community safer and secure.
- Mayor Yeomans asked for a motion to go into Executive Session. Mayor Pro Tem Thrower made the motion to go into Executive Session. Councilmember Gooch seconded the motion. Mayor Yeomans stated the Council will go into Executive Session to discuss personnel issues with Mayor Yeomans and the Council only. Mayor and Council went into Executive Session at 8:41AM.
- Council came out of Executive Session at 9:10AM and went back into Regular Session. Mayor called for a motion to go back into Regular Session. Councilmember Lemmon made the motion to come back into Regular Session and Councilmember Gooch seconded the motion. Motion passed with all voting in favor. 5-0
- 8:40 a.m. – 9:10 a.m. Council Roles/ Council-Manager communications/Conduct of Meetings
- 9:00 a.m. – 10:00 a.m. Consider approval of Employees Benefits professional broker/agent
- City Manager, Richard Newbern, distributed Shaw Hankins Insurance information explaining the benefits chosen above others who submitted proposals. Coverage, co pays, pharmaceutical cost, and cost of the employee portion was also discussed. Mayor Yeomans asked for a motion. Mayor Pro Tem Thrower made the motion to accept Shaw Hankins Insurance with the notation of specific increases in the budget to identify equally among each department. Councilmember Lemmon seconded the motion. Motion passed with all voting in favor. 5-0
- 10:00 a.m. – 10:15 a.m.- Break

- 10:15 a.m.– 11:15 p.m. – Discuss future capital, personnel and operation needs with Department Heads updating Strategic Plan for the City- Mr. Scott dissected the current Strategic Plan and broke it down statement by statement while getting feedback from the Council. City Clerk, Tracy Jones passed out her goals. Many suggestions were made about employee incentives. Also, questions were asked about the construction of the front counter space in the lobby of City Hall. Public Works Director, Willie Farrow distributed his goals and capital plan out to all Councilmembers. He went over some of the most important items to the department at this time. Willie discussed updates on the wells, generators, sewer trailer and jetter along with the waste water treatment plant. Chief Brock Wilcher distributed his capital plan and goals. He discussed the importance of a ladder truck, the need for it and Thermal Imaging Camera and the addition to the Fire Department with new day rooms and new offices. Chief Coley passed out his capital expenses for the next five years. He stated he oversees the Police, Animal Control and the Municipal budget. Nothing projected with the Animal Control for the next five years. A new Courtroom is in great need. A new Police Department was also in Chief Coley’s five-year plan. Fire arms, body cameras, biolistic vest, helmets, and mobile data terminals were also on the capital expenses.
- 11:15 a.m.-12:00 Noon Tony King- Presentation on Water/Sewer Long Term Financing; consideration of hiring Springsted as financial consultant for the City. Mr. King walked through the presentation he prepared for the reviewing of the City’s Water/Sewer Fund long term health and the need for future rate adjustments.
- 12 Noon – 1:00 p. m. Lunch - Sponsored by Richardson, Garrettson, & Associates LLC
- 1:00 p.m. – 2:15 p.m. – Discussion of Facility needs and financing – City Hall and Police Department; Tony King and GMA Brick and Mortar Program. Mr. King discussed the estimated debt expenses of providing updated facilities for City Hall and Police Department. Mr. King also asked the Council to approve Springsted’s financial consulting agreement with the City. Mayor Yeomans asked for a motion to accept Mr. Tony King and Springstead as our financial consultant. Mayor Pro Tem Thrower made the motion to accept Tony King and Springstead as the City’s financial consultant. Councilmember Lemmon seconded the motion. Motion passed with all voting in favor. 5-0.

- 2:15 p.m. – 3:15 p. m. – Session with Nichole Ward of Chamber of Commerce/IDA; Discuss economic development opportunities. Mrs. Ward brought attentive dates for events that will take place in the upcoming year. She discussed issues regarding new industry, attracting retail, developing the industrial park along with the approaching trip to Atlanta February 12, 2019. Nichole also explained Bleckley Bucks’ process and how someone obtains Bleckley Bucks.
- 3:15 p. m. – 3:30 p.m.- Break
- 3:30 p. m. – 5:30 p.m. Skip Layton and Adam Price – review of GEFA Project, CDBG Project and opportunities; waste treatment plant conditions and Development Standards. Skip reviewed the current GEFA projects, CDBG project. waste treatment plant conditions and development standards review. He also discussed, the current construction of O’Riley’s and Captain D’s.
- 6:30 p.m. - Dinner sponsored by Falcon Design – Daphne Lodge in Cordele – 6:30 p.m.

Friday, January 25

- 8:00 a.m. – 8:15 a.m. – Scott Cox
- 8:15 a.m. to 8:45 a.m. – The GICH process and affordable housing opportunities. Mr. Newbern gave a GICH Housing Team update. He explained the program and the events that have taken place over the year the program has been active.
- 8:45a.m. to 10:15 a.m. – Zoning Ordinance update; Urban Redevelopment Plan; Water First opportunity- presentation by Heart of GA Regional Commission- James Pope discussed a power point presentation he created to explain the status of the Zoning Ordinance update and Urban Redevelopment Plan. James went over the results from the City of Cochran Downtown survey that was circulated into the public by social media and Reginal Commission website. The Council expressed great ideas and suggestions concerning the downtown area. Mr. Hugh from Regional Commission went over the advantages for the City to be designed as a Water First community by Georgia GEFA.
- 10:15 a.m. to 10:30 a.m. - Break

- 10:30 a.m. to 11:15 a.m.- Cochran-Bleckley Recreation Department – Chan Jones & Andy Brand – Chan Jones opened by addressing the Council with necessities in which the Recreation Department will need. To list a few, adding bathrooms, replacing basketball courts, and replacing fencing at several baseball fields. He expressed the urgency for the projects presented due to tournaments that will be expected this Summer. The reason for addressing the Council was to get an approval to begin the projects. The Council stated they would like to speak with the City Attorney and the City Accountant before a defendant answer could be given. A discussion about the way the motion would be made was held. Mr. Scott asked Mayor Yeomans if he would like to call for a motion. Mayor Yeomans recused himself and passed the gavel to Mayor Pro Tem Thrower, a quorum was confirmed. A decision was made to contact the Recreation Department after more information was received.
- 11:15 a.m. to 12 Noon- City of Cordele DDA & Mainstreet Director, Monica Mitchell. Monica Mitchell discussed how their DDA of Cordele became active and how they were funded. She explained how to apply for grants and who to contact to do so. Mrs. Mitchell was very encouraging to the Council about the wonderful things that could take place within the DDA.
- 12:00 Noon to 1:00 p.m.- Lunch - Sponsored by Advanced Disposal
- 1:00 p.m. to 2:00 p.m.- Wayne James of Jointly Owned Natural - Ga. Natural Gas opportunities in Cochran. Wayne spoke on the plans for new gas customers. Cochran owns 18% of Jointly Owned Natural Gas. This ownership is shared with Warner Robins, Perry, Hawkinsville and Byron.
- 2:00 p.m. to 3:00 p.m. - Jordan Scott of Advanced Disposal- How a recycling program would work. with Jordan Scott updated the Council on the performance in Cochran work in Advanced Disposal and how a recycling program could possibly and how each Cochran. Jordan gave several different options to the Council option would affect the budget.
- 3:00 p.m. to 4:00 p.m. – Discussion of Annexation- Annexing Islands and the other areas; the role of The City Council and the Legislature. A discussion was held with the City Staff on specific details of annexing the pre 1991 islands into the City. Chief Coley gave a presentation on the recommendations of starting the process of annexation of the islands pre 1991. An information session was

suggested due to potential questions that may arise and for citizens to understand the plans of annexation on the pre 1991 islands.

4:00 p.m.-to-4:45 p.m.- Mandy Young of Affordable Equity Partners- 60-unit Apartment Complex application to Ga. DCA-LIHTC program. Mandy spoke to the Council about resubmitting the application that was not approved the first time for the Apartment Complex. This complex will possibly be located at the corner of Daisy Adams road and the Cochran By Pass.

6:00 p.m.--- Dinner @ Cordelia's

Saturday, January 26

8:00a.m. – 8:10 a.m. Scott Cox- Opening remarks which included ground rules and group exercise. The exercise consisted of two separate groups mixing ideas if the groups had unlimited funds, what would they do to beautify the city. Many good ideas were shared between the two groups.

8:00 a.m.- 9:15 a.m. Continue discussion of Strategic Plan and long-range goals; consider adoption of an Updated Strategic Plan. The exercise intermingled in with the discussion of the Strategic Plan. Ideas of ways the entrance signs should be changed and things the City is known for so it could be recognized. Implementing the City Logo was important issue. DDA/Downtown redevelopment, beautification, branding, parks, quality of life, sidewalks were some of the important items that need to be addressed. The Council expressed the exercise helped put several issues and ideas in perspective. Mr. Cox suggested putting a committee together to look at the Strategic goals and look at updating the Strategic Plan.

9:15 a.m. – 9:30 a.m. 150th Birthday Plan Update- Richard Newbern gave an update on the progress of the 150th celebration. Richard passed out a packet containing some information regarding the plans for the very active week and weekend of March 18, through March 23,2019. Some events that are taking place were discussed. The bench and brick pavers were also mentioned. Councilmember Coley suggested the City sell ornaments with different etched historical sights each year since the 150th celebration is selling ornaments. The street dance and fireworks display were an item for discussion.

9:30 am.- 10:00 a.m.	<p>Property at 139 N. Second Street- Mr. Newbern gave an update on where the City was with this project. The City is following the court order handed down by Judge Mullis to clear the property with the expense to date in the amount of \$31,000.00. Danny Mathis approached Richard and requested the City not to continue with the demolition of the building due to a private investor was interested in saving it. Mr. Newbern needed instruction from the Council on which way to go pertaining to the demolition. Mr. Mathis was advised to talk to the owner of the property. Enforcing the Court order will be the wish of the Council.</p> <p>March 1,2019 was the deadline the Council gave for a decision to be made.</p>
10:00 a.m. – 10:15 a.m.	Break
10:15 a.m.- 11:15 a.m.-	<p>Discussion of a Public Park; Location, financing, maintenance- Councilmembers Coley gave a Power Point presentation on Park ideas for the City of Cochran. She, also gave some property ideas for a Park to be located in the city. How to help fund the park by grants were discussed as well. Councilmember Coley expressed her passion for a park to be built in Cochran. Mayor Yeomans appointed Councilmembers Coley and Gooch to start up a park Committee.</p>
11:15 a.m.-12:00 Noon	<p>Council discussion items- Employee Awards, Hiring a Code Enforcement Officer, Safer Traveling-Round-a-bout at 6th Street, Design Standards, Zoning ordinance, Parking downtown, Stormwater Plan, Strategic Plan, Recreation Department funds request, DDA.</p> <p>Each Councilmember thanked Scott Cox for a great retreat. They also thanked each other for a great retreat as well.</p> <p>Mayor Yeomans asked for a motion to adjourn the 2019 Council Retreat @ 12:13PM. Councilmember Coley made the motion to adjourn with Councilmen Lemmon seconding. Motion was passed with all voting in favor 4-0</p>
12:00 Noon-	Lunch, Wrap-up discussion and Adjourn

VII. Mayor updates

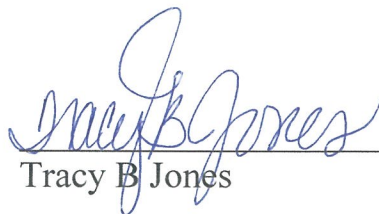
III. City Manager Discussion/Items/Updates

IX. Council Discussion Items

X. Announcement of Upcoming Meetings and Events

- Regularly Scheduled City Council Work Session – February 7, 2019 @ 6:00 pm
- Regularly Scheduled City Council Meeting – February 7, 2019 @ 7:00 pm

Adjourn @ 12:13PM


Tracy B Jones

