



**RETREAT AGENDA  
Cochran City Council**

**Thursday, January 25 – Saturday, January 27, 2018**

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***Little Ocmulgee State Park Lodge, 80 Spanish Moss Drive, Helena, GA 31037***

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**City Council**

Billy Yeomans, Mayor  
Fleming Gilman, Mayor Pro Tem  
*(District 3, Post 2)*  
Robert Anderson, Council Member  
*(District 2, Post 1)*  
Regina Gooch, Council Member  
*(District 1, Post 2)*  
Jon Thrower, Council Member  
*(District 2, Post 2)*  
Andrew Lemmon, Council Member  
*(District 3, Post 1)*  
Keith Anderson, Council Member  
*(District 1, Post 1)*

**City Staff**

Richard Newbern, City  
Manager  
Tracy Jones, City Clerk  
  
Leo Phillips, City Attorney

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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**

## Thursday, January 25

### ❖ Mayor's Comments

8:00 a.m. to 10:00 a.m.	Roles of Council and personnel issues; Strategic Plan Update and Council goals for 2018-19;
10:00 a.m. to 10:15 a.m.	Break
10:15 a.m. to 11:15 a.m.	Continued discussion of personnel communications; Robert's Rules of Order and the Conduct of Council meetings;
11:15 a.m. to 12 Noon	SPLOST referendum scheduled for Tuesday, May 22, 2018 discuss of SPLOST capital and facility needs;
12 Noon to 1:00 p. m.	Lunch - Sponsored by Cochran Insurance and Realty
1:00 p.m. to 2:00 p. m.	Will Miller, Norfolk Southern Representative will discuss proposal to close Mendel Lane and Coal Chute Road railroad crossing, and install gates/lights on the Railroad Ave and Lewis Street Crossing;
2:00 p. m. to 3:00 p.m.	Continued discussion of SPLOST and L.O.S.T. negotiations;
3:00p. m. to 3:15 p.m.	Break
3:15 p.m. to 4:00p.m.	Mandy Young of Affordable Equity Partners (AEP) will discuss the firm's investment in affordable apartment/utilities on Mr. Arnold's land on the By-Pass
4:00 p.m. to 4:45 p.m.	Commissioner Bob Brockman ó SPLOST/Animal Control/Fire/Police- opportunities for cooperation;
4:45 p.m. to 5:15 p.m.	Celebrating the city's 150 <sup>th</sup> birthday in 2019 ó ideas for discussion;

## Friday, January 26

8:00 a.m. to 8:45 a.m.	GICH Housing Initiative and Housing assistance applications
8:45 a.m. to 10:00 a.m.	Nichole Ward ó Discussion of Chamber of Commerce priorities and IDA; discussion of downtown Cochran
10:00 a.m. to 10:15 a.m.	Break
10:15 a.m. to 11:00 a.m.	Wayne James of Jointly Owned Natural Gas and Municipal Gas Authority of Georgia will discuss proposed new gas line financing and renewable loan arrangement;
11:00 a.m. to 12 Noon	Called Meeting Items: <ul style="list-style-type: none"><li>ó Consider approval of formal Resolution of abandonment of Holland Lane</li><li>ó Consider approval of proposed financing Resolution for new gas line construction to serve additional customers by Jointly Owned Natural Gas</li><li>ó Consider annual approval of recurring capital loan for Jointly Owned Natural Gas</li><li>ó Consider Resolution certifying the selection of GMA as the provider for Fire Department Cancer Insurance;</li><li>ó Consider authorizing staff to file a grant application to GEMA for hazard mitigation funding;</li><li>ó Consider awarding bid for purpose of sludge pump for installation at the waste water treatment facility.</li></ul>
12:00 Noon to 1:00 p.m.	Lunch
1:00 p.m. to 2:00 p.m.	Tony King, the City's bond financial consultant, will discuss debt management, paying back long term GEFA loans, and utility rate schedules
2:00 p.m. to 3:00 p.m.	Discussion of need to update the City's Zoning Ordinance and Zoning Map; Discussion of Development Standards for future developments in the City;
3:00 p. m to :15 p.m.	Break
3:00 p.m. to 4:00 p.m.	Discussion of GEFA projects ó Status of sewer line improvements; electronic meter performance; waste treatment plant; water line/valve improvements; future funding opportunities; how to keep buzzards off water tanks.
4:00 p.m. to 5:00 p.m.	CDBG project on Railroad Avenue; storm sewer projects and storm sewer funding options
6:30 p. m.	Dinner sponsored by Falcon Design

## **Saturday, January 27, 2018**

8:00 a.m. to 9:00 a.m.	Fire Department Capital Funding options
9:00 a.m. to 10:00 a.m.	Purchasing and Personnel Ordinance Review
10:00 a.m. to 10:15 a.m.	Break
10:15 a.m. to 11:00 a.m.	Presentation by Alternative Energy/Solar Energy enterprise
11:00 a.m. to 11:45 a.m.	Recap of Retreat/further discussion of priorities
12 Noon	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 Meeting ó February 13, 2018 @ 7:00 pm

### **XI. Executive Session**

- (X) A.** Meeting to discuss or vote to authorize the settlement of a matter covered by the attorney-client privilege as provided in Georgia Code section 50-14-2(1) and 50-14-3(b)(1)(A).
- B.** Meeting to discuss or vote to authorize negotiations to purchase, dispose of or lease property as provided in Georgia Code section 50-14-3(b)(1)(B).
- C.** Meeting to discuss or vote to authorize the ordering of an appraisal related to the acquisition or disposal of real estate as provided in Georgia Code section 50-14-3(b)(1)(C).
- D.** Meeting to discuss or vote to enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(D).
- (X) E.** Meeting to discuss or vote to enter into an option to purchase, dispose of, or lease real estate subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(E).

- F. Meeting to discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee as provided in Georgia Code section 50-14-3(b)(2).
- G. Meeting to interview one or more applicants for the position of the executive head of an agency as provided in Georgia Code section 50-14-3(b)(2).
- H. Pursuant to the attorney-client privilege and as provided by Georgia Code section 50-14-2(1), a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved.
- I. Staff meeting held for investigative purposes under duties or responsibilities imposed by law as provided by Georgia Code section 50-14-3(a)(1).

**Adjourn**