



MINUTES
Cochran City Council
August 13, 2019
Regular Scheduled Meeting @ 7PM

Community House located at 192 South Third Street, Cochran, GA 31014

Present: Mayor Billy Yeomans

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

Absent: Mayor Pro Tem Thrower

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

The invocation was given by Mayor Yeomans followed by the Pledge of Allegiance led by Councilmembers.

Mayor Yeomans asked for a motion to adopt the August 13, 2019 Agenda. Councilmember Jones stated an addition needed to be added to appoint a Zoning Board Member.

Councilmember Lemmon made a motion to accept the agenda with addition of Item #12 to appoint Zoning Board Member. Councilmember Gooch seconding the motion. Motion passed with all voting in favor. 5-0.

Mayor Yeomans asked for any addition or corrections to the July 9, 2019. No additions or corrections. Mayor called for a motion to approve the July 9, 2019 minutes.

Councilmember Jones made the motion to accept the July 9, 2019 minutes with Councilmember 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**
 - VI. Agenda Items**

ITEM# 1 – Presented by City Manager, Richard Newbern

Consider Resolution for National Wellness month for August- Mayor Yeomans read the Resolution for National Wellness Month and presented Resolution to Mrs. Sherry Ellison, Manager of Destiny Fitness and also to the Resolution to the Fitness Center at MGSU.

ITEM #2 – Presented by City Manager, Richard Newbern

Consider FY 2018-2019 Budget Amendment. Mr. Newbern explained the reason for the amendment. DCA regulations require that the City adopt separate balanced budgets for Hotel/Motel Tax and the Confiscated Assets Fund because they are special revenue funds. Mr. Newbern gave a more in-depth explanation to the Council. Mayor called for a motion to amend the City FY 2018- 2019 budget. Councilmember Lemmon made the motion to amend the FY 2018-2019 Budget with Councilmember Jones seconding the motion. Motion passed with all voting in favor. 5-0

ITEM # 3- Presented by City Manager, Richard Newbern

Consider 2020 Holiday Schedule. Mayor Yeomans went over the 2020 Holiday schedule. A small discussion on which day the City would observe for Christmas Holidays was held. Council agreed to take Christmas Eve (Tuesday). Mayor called for a motion to approve the 2020 Holiday Schedule with the addition of Christmas Eve for the City to observe. Councilmember Anderson made the motion to adopt the 2020 Holiday schedule with the addition of Christmas Eve with Councilmember Gooch seconding the motion passed with all in favor. 5-0.

ITEM # 4 - Presented by City Manager, Richard Newbern

Consider approving Resolution to maned adoption agreement and general addendum for City of Cochran Georgia Municipal Employee Benefit System retirement plan. Mr. Newbern stated this is a reinstatement of the pension plan for the city. GMEBS offers the City to restate the plan to make sure it is up to date with state laws. There is an addendum in the plan that will allow the retired employees who are elected to Council to earn additional pension credits for their Council Services. Upon leaving the Council, the retired employee will be able to receive an additional \$20 per month or every year of Council Service. A brief discussion was held between Council and City Manager. Council decided to postpone until a review of the whole plan could be conducted. Councilmember Jones made the motion to postpone the adoption until the plan can be reviewed with Councilmember Coley seconding the motion. Motion passed with all voting in favor. 5-0

ITEM # 5 - Presented by City Manager, Richard Newbern

Employee Incentives Update – City Clerk explained the process of the Incentive program the Council wished to carry out at the Retreat. Mrs. Jones went over the steps of the program that was developed.

ITEM # 6 - Presented by City Manager, Richard Newbern

Consider resolution to apply for Rural Zone Designation – Mayor Yeomans explained the resolution supporting the city’s Rural Zone designation application to GA DCA for downtown Cochran. The HGRC is in the process of preparing the application. Mayor called for a motion to adopt the resolution to apply for Rural Zone Designation. Councilmember Lemmon made the motion to approve the resolution to apply for the Rural Zone Designation with Councilmember Jones seconding. Motion passed with all voting in favor.

ITEM # 7- Presented by City Manager, Richard Newbern

Consider award of bid for improving lobby at City Hall – City Clerk discussed the improvements that were to be made at the City Hall front lobby. Mrs. Jones stated she was waiting on a bid from the contractor who she is working with to complete this project. 5-0

ITEM #8- Presented by City Manager, Richard Newbern

Consider changing date of September Regular scheduled Council Meeting – Mayor Yeomans asked for considerations of days to change the meeting due to City Clerk being out of town. Council decided to change the Meeting day to the September 17th. Councilmember Coley made the motion to move the September Council Meeting to September 17, 2019 with Councilmember Lemmon seconding the motion. Motion passed with all voting in favor. 5-0

ITEM # 9- Presented by City Manager, Richard Newbern

Consider contracting with Temp Agency for part time employee – Mr. Newbern recommended a temp part time employee to help with finance and other office duties as needed. Mr. Newbern explained the staffing agencies he has contacted and the staffing agencies rates. Councilmember Coley asked questions about the duties of the part time employee and the staffing plan. Mayor Yeomans called for a motion. Councilmember Jones made the motion to contract with a temp service and that individual will become a full-time employee with the city if a position becomes available. Councilmember Anderson seconded the motion. Motion passed with all voting in favor. 5-0

ITEM # 10- Presented by City Manager, Richard Newbern

Consider awarding a bid to Alvin McNair Company, Inc. for \$3,300 to remove approximately 900 linear feet of overgrowth along ditch line behind Burke Circle. Mr. Newbern and Willie Farrow explained the project on the overgrowth behind Burke Circle between East Peter to South Fourth Street. Three bids were solicited, and the lowest bid was Alvin McNair Company. Mayor Yeomans called for a motion. Councilmember Lemmon made the motion to award the bid to Alvin McNair to clean up overgrowth with Councilmember Jones seconding the motion. Motion passed with all voting in favor. 5-0

ITEM # 11- Presented by City Manager, Richard Newbern

Consider setting program criteria for the City's CHIP housing rehabilitation program. Council is asked to consider adopting criteria for homeowners who apply for CHIP housing assistance. Mayor Yeomans read the criteria of the assistance.

- ❖ Pre-application will be advertised and will be received on a first come first serve basis from eligible homeowners in the designated target area
- ❖ Only homeowner who are 62 years or older can qualify to submit a pre-application for CHIP assistance. If a house is owned by more than one person, then at least one (1) homeowner must be 62 years or older.
- ❖ Only households that meet the federal Area Median Income (AMI) of 50% or less can qualify for CHIP assistance.
- ❖ Only single – family residence can qualify for CHIP assistance. Mobile homes are not eligible for assistance through this particular program.

Mayor Yeomans called for a motion to adopt the criteria for the City CHIP housing rehab program to be adopted. Councilmember Coley made the motion with Councilmember Jones seconding the motion. All in favor- Councilmembers Lemmon, Coley, Jones. All opposed- Councilmembers Anderson and Gooch. Motion passed 3-2.

ITEM # 12- Presented by City Manager, Richard Newbern

Consider the appointment of a Zoning Board member. Councilmember Jones stated that Lane Wimberly Purser has volunteered to serve on the Planning and Zoning board. Mayor Yeomans asked for a motion to appoint Lane Wimberly Purser to serve on the Planning and Zoning board. Councilmember Lemmon made the motion to accept Lane Wimberly Purser to serve on the board with Councilmember Jones seconding the motion. Motion passed with all voting in favor. 5-0

City Manager Discussion/Items/Updates:

- ❖ Muni Code review updates
- ❖ Resurfacing road segments updates LMIG
- ❖ Railroad Ave and Sewer Updates
- ❖ Retreat for GICH – September
- ❖ Zoning ordinance update

Council Discussion Items:

- Lemmon – Nothing
- Jones – Nothing
- Anderson – Nothing
- Gooch- Nothing
- Coley – Upgrade on West Lewis? Richard stated he would follow up on that. Updated the citizens on the DDA.

Announcement of Upcoming Meeting and Events

- ✓ **Work Session Prior to Council Meeting September 17, 2019 @ 5:30PM**
- ✓ **Regularly Scheduled City Council Meeting – September 17, 2019 @ 7PM**

Public Comments

- George Mullis – Expressed his concerns pertaining to the sign ordinance which he was told he could not place his sign on private property. He was wanting clarification on the sign ordinance.
- Andy Ravleker- 110 Jessup Street – Follow up on the sign ordinance. He is the private property owner who allowed George Mullis to place his sign.
- Mary Pitts – 110 Palm Street- Asking questions about any parks coming to town and any jobs. Consolidation?
- Diane Lester - 117 S 4th Street – Update on abandoned properties in City?
- Josette Scott – 288 N Second Street - Following up on the questions she has asked several times. Recreation Dept, Police hours, local businesses brought to the City.
- Vanessa Lawson- 311 Walker School Road - Concerned about the Zoning Board and her Business as a daycare.
- Gary Ates - 112 Mary Drive – Expressed his concerns about Council not being ethical and his concern about Cochran moving forward.

After a lengthy discussion of the sign ordinance between citizens and the Council, Mayor Yeomans agreed to add the item to the agenda to let Council decide for the sign in discussion would stay where it is or should be taken down. It was the conclusion of the Council to leave the sign.

Councilmember Coley made a motion to go into executive session with Councilmember Gooch seconding the motion. Motion passed with all in favor. 5-0

Went into Executive Session at 8:46PM

Came out of Executive Session at 9:18 PM (Motion made by Councilmember Lemmon 2nd by Councilmember Jones.

Went back into Regular Session at 9:19PM

Councilmember Coley made a motion to implement a performance review for City Manager Richard Newbern @ 6-month intervals with Councilmember Jones seconded the motion. Motion passed with all voting in favor 5-0

Councilmember Jones made the motion to adjourn with Councilmember Gooch seconding the motion.

Motion passed with all voting in favor 5-0.

Adjourned meeting @ 9:22 PM



Tracy B Jones
City Clerk

