



**MINUTES**  
**Cochran City Council**  
**Tuesday, March 14, 2023**  
**Regular Scheduled Meeting @ 7:00 PM**

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

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Present: Mayor Billy Yeomans

Councilmembers: Gary Ates, Keith Anderson, Jimmy Jones, Andrew Lemmon, Carla Coley, Rufus Veal,

City Attorney: Jim Elliott

Call to order by Mayor Billy Yeomans @ 7:02PM

The invocation was given by Councilmember Anderson and the Pledge led by Councilmember Jones.

Mayor asked for any corrections, additions or deletions to the March 14, 2023, agenda. Councilmember Ates made the motion to add Item #8 & #9 to the agenda, Item #8 Consider changing the April 11 Council Meeting to April 18 Item # 9- Consider combining Code Enforcement / Building Inspector position with a second by Councilmember Anderson. Motion Passed 6/0

Councilmember Jones made the motion to accept the agenda with changes as presented with a second by Councilmember Ates. Motion passed 6/0.

Mayor called for a motion to accept the March 14, 2023, agenda with changes. Councilmember Jones made the motion to accept the agenda with changes as presented with a second by Councilmember Ates. Motion passed 6/0.

Mayor asked if there were any corrections or questions to the February 14, 2022, minutes. Councilmember Ates made the motion to approve the 2/14/23 minutes with Councilmember Lemmon seconding. Motion passed 6/0

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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**

Nutrition Proclamation. Mayor Yeomans read the Nutrition proclamation.

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

Consider amending City/County Service Delivery Strategy to include the planned CDBG housing project as a part of the SDS. City Manager, Richard Newbern, explained this would specify the planned CDBG project for the target area; Robertson Crescent and Sixth Street, specifically in the SDS Document. Amending the SDS would strengthen the project itself. A motion was made by Councilmember Jones to approve to amend the Service Delivery Strategy to include the CDBG housing project as part of the SDS with a second by Councilmember Anderson. Motion passed 4/2  
Yes vote - Jones, Lemmon, Anderson, Ates.  
No vote - Veal, Coley.

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

Consider approving a recommendation from the CDBG Consultant Selection Committee to hire a consultant to help prepare and administer the 2023 CDBG project. Mayor Yeomans appointed a three member committee to review proposals and recommend a house consultant to help prepare the CDBG application and administer a grant award. The three members were, Mayor Pro Tem, Gary Ates, City Manager, Richard Newbern, and Public Works Director, Willie Farrow. Councilmember Keith Anderson as an alternate. The current housing consultant is Rhonda Gilbert with Gilbert & Assts. City Manager stated the committee met and evaluated the proposals. The committee has a recommendation to the council to hire Gilbert & Assts., to prepare the CDBG application. The Committees actions were based on her experience, her familiarity with the city and her background with CHIP and CDBG. Councilmember Anderson made the motion to approve the recommendation from the CDBG Consultant Committee to hire Rhonda Gilbert with Gilbert & Assts. to help prepare and administer the 2023 CDBG project with a second by Councilmember Ates. Motion passed 4/2.  
Yes votes – Anderson, Ates, Jones, Lemmon  
No vote - Coley and Veal

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

Consider hiring Dependable Home Inspections to provide Work Write-up Services for the upcoming CDBG application. To strengthen the City's upcoming CDBG application, Kevin Burnley of Dependable Home Inspection was recommended by Rhonda Gilbert to prepare detailed and updated work write ups for the houses to be included in the prospective CDBG application. A charge will be \$600 per write – up with a total of \$8,400 to be paid from the City's budgeted housing funds. A discussion between the City Manager, Mayor and Council concerning the local inspectors and local contractors took place. Councilmember Ates made the motion to hire Kevin Burnley of Dependable Home Inspection to conduct the work write -ups for the prospective CDBG application with a second by Councilmember Jones. Motion passed 4/2.  
Yes votes – Ates, Anderson, Jones, Lemmon  
No votes – Veal & Coley

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

Consider approving the financing of the required lead abatement expenses for the CHIP-assisted rehabilitation at 108 Rose Street using ARPA funds. The work write up for the house at 108 Rose Street requires a substantial amount of lead abatement in the amount of 53,802. Housing rehabilitation will be around \$55,000. Together a total of \$108, 972. If this was paid entirely from CHIP funds like other houses have been in the past, CHIP funds have covered both rehabilitation and lead abatement. If \$108,972 is spent on this one house, the sixth house of the CHIP project will not be done. The council is asked to consider allocating funding the required \$53,802 lead abatement project from the City's ARPA funds. Several Councilmembers were not in agreement for the ARPA funds to be spent on the lead abatement during their discussion of the project. Councilmember Ates made a motion not to spend ARPA funds to conduct a lead abatement. Also, a motion was also made to disqualify the house located at 108 Rose Street due to the amount on this abatement with a second by Councilmember Jones. Motion passed 6/0.

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

Consider appointments to the DDA Board. DDA currently has four vacancies with three members which does not qualify a quorum. DDA Director stated he presented to the City Manager, two members of the community that the Board has chosen, and he would like to extend to the Council for their appointment to the DDA Board. Both are lifelong residences of Cochran. Robert Fordham, Business owner of The Warehouse (not able to attend meeting) and the other is Laura Beageaux, lifelong citizen of Cochran who lives across from City Hall. Mayor Yeomans asked if DDA Director and Laura both would wait until the City Attorney answered some questions about her appointment before she is approved or disapproved. Councilmember Coley asked what was in question. The mayor stated one of her qualifications was in question. Mrs. Beageaux spoke up and said she would like to know as well. A discussion between the Mayor, City Attorney, and the DDA director was held to determine the qualifications of a member of the DDA Board. Mrs. Beageaux stated she was fine to wait until a decision is made. Councilmember Anderson made the motion to appoint Robert Fordham to the DDA board with a second by Councilmember Coley. Motion passed. 6/0

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

Consider a Resolution supporting the resubmittal of a pre-application for funding improvements to Peyton Williams Complex and Willie Basby Park through the Ga. DNR L&WCF program. City Manager read the resolution being considered for approval. Councilmember Ates made the motion to approve the resolution supporting resubmittal of a pre-application for funding improvement to the Peyton Williams Complex & Willie Basby Park through GA DNR L&WCF program with a second by Councilmember Anderson.

Motion passed 5 -Yes (Ates, Anderson, Coley, Jones, Lemmon) and 1- Didn't Vote (Veal)

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

Consider changing the April Council meeting from April 11 to April 18. Councilmember Jones made the motion to change the Council meeting from April 11 to April 18 with a second by Councilmember Ates. Motion passed 6/0

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

Consider combining the position of code Enforcement & Building Inspector. Councilmember Ates made the motion to approve combining the code enforcement position and building inspector and to also update the current job posting with the approved changes with a second by Councilmember Jones. Motion passed 6/0

**City Manager** – Spoke about the CDBG scheduling of Public Hearing and to invite the residents involved.

**City Attorney** – Executive session will be necessary.

**Council Discussion Items:**

**District 1**

**Anderson** – None

**Ates** – Enjoyed the District one meeting. Try to meet the Monday before the Council meeting on Tuesday.

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**District 2**

**Coley** – Congratulations to the student that participated in Region Literary. All students who participated (25) placed 1<sup>st</sup>.

**Veal** – None.

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**District 3**

**Jones** – None

**Lemmon** – None

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**Mayor Comments**

DDA 2:15 Investigation – Two members who resigned attended and two didn't. Will get with attorney to see how to subpoena the two that didn't show up. Retreat is an open meeting unless closed meeting is required.

Thanked the City employees for all the hard work they do.

**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.)

Andrea Glover 207 N 6<sup>th</sup> Street - Concerns on more activities for residents, like to see the community feel more comfortable. She would like to have two trash receptacles placed around her area. Would like blite to be cleaned up. Would like to have sand and dirt in her back yard.


Jacqueline Washington – 118 Jackson Street – Concerns about the fence that was put up due to neighbors destroying the yard that they were recently sited for. She also was worried about the racing down Thompson Street with loud music. Concerns a child will get hit.

Terry Ware – Wanted to give an update to the council on the recreation department. Hosted a travel baseball tournament recently. Did very well. Will host another one in the next couple of weeks.

Executive session – Councilmember Ates made the motion to go into executive session with a second by Councilmember Anderson. Motion passed. 6/0 @ 8:24 pm

Motion to go back into regular session was made by Councilmember Ates and a second by Councilmember Jones. Motion passed 6/0. 8:32 pm

Mayor adjourned the meeting @ 8:34pm.

  
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Tracy B Jones  
City Clerk

