



MINUTES
Cochran City Council
December 10, 2019
Regular Scheduled Meeting @ 7PM

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

Present: Mayor Billy Yeomans Mayor Pro Tem Thrower
Councilmembers: Carla D Coley, Andrew Lemmon, Jimmy Jones, Keith Anderson

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

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

Mayor Yeomans asked for a motion to adopt the December 10, 2019 Agenda. It was decided to add #12 to the Agenda to consider appointing a member to DDA to fill vacancy. Motion passed with all voting in favor. 5-0

Mayor Yeomans asked for any additions or corrections to the November 12, 2019 minutes. Mayor asked for a motion to accept the minutes from November 12, 2019. Mayor Pro Tem Thrower made the motion with Councilmember Lemmon seconding the motion. Motion passed with all voting in favor. 5-0.

- 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

Plaque of Appreciation for Council Member Jon Thrower. Mayor Yeomans presented Mayor Pro Tem Thrower with a plaque for his service with the City of Cochran.

City Manager, Richard Newbern, presented Chief Coley with a plaque and thanked him for the service to the City of Cochran.

ITEM #2 – Presented by City Manager, Richard Newbern

City Employee of the Month -- Police Department. Police Chief Chris Coley presented the Employee of the month for November, Animal Control, Darrel Miller with a Subway gift card and a \$100.00 check.

James Pope from Heart of Georgia Regional Commission presented Mayor Yeomans with a certificate of Local Government of Planning Excellence.

ITEM # 3- Presented by City Manager, Richard Newbern

Public Hearing – Policies and Procedures for calling and conducting public zoning Hearings.

Mayor called the Public Hearing to order at 7:15PM.

This Public Hearing is called to provide any interested parties an opportunity to express their views or concerns in accordance to the Zoning procedure of the State of GA. This hearing was advertised at the City Hall and ran in the local paper. Zoning Committee conducting a Public Hearing on Thursday, December 5, 2019 at the Community House and unanimous recommended the Council to adopt the new Zoning ordinance and map.

Mayor asked for any Public Input for or against the Zoning ordinance.

Leolla Fussel – Mrs. Fussel didn't feel like some of the issues were addressed as thoroughly as they could have been. Mrs. Fussel is not supporting the zoning ordinance being passed.

Public Hearing is closed @ 7:22PM

ITEM # 4 - Presented by City Manager, Richard Newbern

Public Hearing – Standards for zoning decisions and standards governing the exercise of zoning power

Public Hearing called to order at 7:23PM

This Public Hearing is called to provide any interested parties an opportunity to express their views or concerns in accordance to the zoning procedures and law of the state of Georgia. The city of Cochran is proposing standards for zoning. This hearing was advertised at the City Hall and ran in the local paper. Zoning Committee conducting a Public Hearing on Thursday, December 5, 2019 at the Community House and unanimous recommended the Council to adopt the new Zoning ordinance and map.

Mayor asked for any individual who like to express views or concerns.

Mayor closed Public Hearing @ 7:25PM

ITEM # 5 - Presented by City Manager, Richard Newbern

Public Hearing on adoption of the official Zoning Ordinance and Zoning Map

Called to order at 7:26PM

This Public Hearing is called to provide any interested parties an opportunity to express their views or concerns in accordance to the zoning procedures and law of the state of Georgia. The city of Cochran is proposing standards for zoning. This hearing was advertised at the City Hall and ran in the local paper. Zoning Committee conducting a Public Hearing on Thursday, December 5, 2019 at the Community House and unanimous recommended the Council to adopt the new Zoning ordinance and map.

Mayor asked for any individual who would like to express views or concerns.

Gary Ates 112 Mary Drive-. Mr. Ates expressed his concerns about the Committee not having all information needed and in line. He expressed his concerns about the decisions that were being made.

No input.

Public Hearing closed @ 7:30PM

ITEM # 6 - Presented by City Manager, Richard Newbern

Consider adopting new official Zoning Ordinance and Zoning Map-Mr. Newbern stated the Zoning Committee recommended the Council to approve the new zoning map and ordinance. The committee recommended the 26-acre area that was approved for the Solar farm needs to be reflected as an M2, Heavy Industrial, industrial instead of B2. Several Councilmembers had questions and issues concerning the ordinance and map. Councilmember Jones made the motion to adopt the Zoning Ordinance and Zoning Map with Councilmember Coley seconding. Mayor called for a voice vote. Jones and Coley voted "I". Thrower, Anderson, Lemmon voted "Nae". Motion failed 3-2.

ITEM # 7- Presented by City Manager, Richard Newbern

Consider award of five-year engineering contract to Holt Engineering for the Cochran Airport. City Manager introduced Bill Coody to explain the reason this item was revisited. The contract was not complete, and it was voided, Mr. Coody explained. Councilmember Lemmon made the motion to approve the contract with Councilmember Anderson seconding the motion. Motion passed with all voting in favor. 5-0

ITEM #8- Presented by City Manager, Richard Newbern

Consider award of \$447,398.00 construction contract to Commercial Metal Builders, Inc. (CMB) of Molena, Ga. for construction of the Cochran Airport T-Hanger project. Funding will come from U.S. Federal Aviation Administration, Ga. D.O.T. and local match. Mr. Coody explained the contract between Commercial Metal Builders and the Airport to complete the project of the T hanger. Motion was made to award the contract to CMB in the amount of \$447,398 for construction and the balance of the amount to HOLT for project management by Mayor Pro

Tem Thrower with Councilmember Jones seconded the motion. Motion passed with all voting in favor. 5-0

ITEM # 9- Presented by City Manager, Richard Newbern

Consider award of bids for replacement/repair on the City Hall roof and Municipal Building roof to be paid from SPLOST funds. Mr. Newbern explained the City bid and advertised the new replacement roof for City Hall and a new replacement roof for the municipal Building. Hammer Nail Roofing was lowest bidder on both buildings. Hammer Nail bid \$46,880.00 for the Municipal Building roof and 7,520.00 for the City Hall roof is \$54,400.00 which exceeds what is now in 2019 SPLOST account. If Council awards both projects, the difference will be \$19,400.00 over the SPLOST funds available. Mr. Newbern suggested to make part of the motion this project could temporarily secure SPLOST dollars which could be paid back within 3 to 4 months; also the motion needed to include a contingency on submittals and the review specifications are met.

Councilmember Coley suggested to consider options of funding apart from SPLOST funds. She suggested the money in a CD the City has and the three 3 different line items which are marked as Maintenance/Repairs, City Hall improvements and City Hall /Police Department improvements within the City Budget FY 19-20. She agreed with Councilmember Jones to move ahead with both projects for replacing the roof on City Hall and the Municipal Building. Mayor Pro Tem Thrower also stated the money from the Railroad of \$65,000.00 was not yet earmarked and it could be looked at as well. Councilmember Jones made the motion to award the bid to Hammer Nail Roofing to replace the roof on City Hall and Municipal Building with the contingency on submittals and the review of specifications. Mayor Pro Tem Thrower seconded the motion. Motion was passed with all voting in favor. 5-0

ITEM # 10- Presented by City Manager, Richard Newbern

Consider approving the moving of stop signs at the intersection of West Lakeshore Drive and Racetrack Drive. This item was asked to be postponed until further notice.

ITEM # 11- Presented by City Manager, Richard Newbern

Consider Mayor's nomination of appointment to the Cochran Housing Authority. Mayor Yeomans asked to nominate Lane Wimberly to fill the seat for the remainder of the term. Mayor Pro Tem made the motion to nominate Lane Wimberly to the Housing Authority Board with Councilmember Anderson seconded the motion. Motion passed with all voting in favor. 5-0.

ITEM #12- Presented by City Manager, Richard Newbern

Appointment of a member of the DDA

Consider appointment to a vacancy on the Cochran Downtown Development Authority (DDA) Board. Councilmember Coley stated a member of the board resigned and a vacancy needed to be filled. The DDA board recommended Jeff Reagan to be appointed to the DDA. Mayor Pro Tem Thrower made the motion to appointment of Jeff Reagan with Councilmember Jones seconding. Motion was passed with all voting in favor.

City Manager Discussion/Items/Updates:

- ❖ Announced Jeff Trawick will be Interim Chief
- ❖ City Hall closed for Christmas December 24 and 25th.
- ❖ Zoning 101 Training with Zoning Board members in Macon

- ❖ GICH Meeting – December 17, 2019 5PM City Auditorium
- ❖ City Clerk Tracy B Jones gave her updates. She reported on the Christmas Parade and how much of a success it was. Also, she asked the Council to give her ideas when and where they would prefer to have the City Council Retreat.
- ❖ Skip Layton – Gave updates on the CDBG projects along with the GEFA projects

Council Discussion Items:

- Lemmon – None
- Jones – None
- Coley – DDA updates – DDA Director position
- Thrower – Thanked Chris for his service. Wished Jeff good luck. Thanked Richard and Tracy for everything each of them do. Expressed his thoughts of the Christmas Parade and thanked Tracy for the hard work.
- Anderson – Thanked Chris and Jon for their service. He also thanked Tracy for a wonderful job on the Christmas Parade.

Announcement of Upcoming Meeting and Events

- ✓ **Work Session Prior to Council Meeting January 14, 2020 @ 5:30PM**
- ✓ **Regularly Scheduled City Council Meeting – January 14, 2020 @ 7PM**

Public Comments

- Lisa Blackshear – MLK Drive – Asked Council about placing the trash bins around her neighborhood.
- Edwin Peacock – 244 Crest Drive – Thanked the Council for listening to him and his heart. Congratulated Jeff and wished Chris good luck.
- Ethel King – 110 Palm Street- Mrs. King expressed her feelings about the City giving the Recreation Department money.

Meeting adjourned to go into executive session @ 8:30PM

Went into executive session @ 8:46PM (Motion made by Thrower 2nd Jones) (5-0)

Come out of executive session @ 10:09PM (Motion made by Thrower 2nd Jones) (5-0)

Back into regular session @ 10:10PM (Motion made by Thrower 2nd Jones) (5-0)

Adjourned @ 10:12PM (Motion made by Jones 2nd by Lemmon) (5-0)

(SEAL)

Tracy B Jones
City Clerk