



MINUTES
Cochran City Council
Tuesday, October 12 2021
Regular Scheduled Meeting @ 7PM

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

Present: Mayor Billy Yeomans, Mayor Pro Tem Gary Ates
Councilmembers: Keith Anderson, Carla Coley, Jimmy Jones, Andrew Lemmon, Rufus Veal

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

The invocation was given by Councilmember Veal followed by the Pledge of Allegiance led by Councilmember Coley.

Mayor called for a motion to add Fire Safety Proclamation to the agenda. Councilmember Jones made the motion to approve the addition with Mayor Pro Tem Ates seconding the motion. Motion passed with all voting in favor. 6-0

Mayor called for a motion to approve the October 12, 2021; agenda as presented with additions. Mayor Pro Tem Ates made the motion to approve the agenda with Councilmember Lemmon seconding the motion. Motion passed with all voting in favor. 6-0

Mayor called for a motion to approve the minutes from September 14, 2021. Mayor Pro Tem Ates made the motion to accept 9/14/21 minutes with Councilmember Jones seconding the motion. Motion passed with all voting in favor. 6-0

- 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

Employee of the Month. Employee of the month was awarded to Administration. The individual was not able to attend the meeting, City Clerk, Tracy Jones, stated she would present the employee with the recognition the next business day.

ITEM #2 - Presented by City Manager, Richard Newbern

Public Hearing and adoption of a Millage Rate for the City for 2021

Public Hearing was called to order at 7:09PM.

The City of Cochran does hereby announce the millage rate for 2021 will be set at the public hearing held at the Cochran City Auditorium Municipal Building 102 N Second Street on Tuesday, October 12, 2021, at 7PM. This is pursuant to the requirements of official Code of Annotated Section 48-5-32. The City advertised notice of this public hearing as posted on the city website and in the Time's Journal Post, also published was the current year's tax digest and levy along with the history of the tax digest and levy for the past 5 years.

Mayor called for any public input for or against the 2021 millage rate.

No comments were made.

Public Hearing closed at 7:11PM

Councilmember Jones made the motion to adopt the millage rate at 10.383 mills with Mayor Pro tem Ates. Motion passed with all voting in favor. 6/0

ITEM #3 - Presented by City Manager, Richard Newbern

Public Hearing on an application for rezoning from Earl Lister (Jeff) Bates of a 1.06-acre tract located at 157 and 161 East Dykes Street and 106 5th Street. The tract consists of three (3) parcels. The rezoning application requests that the parcels be rezoned from R-1 Residential to B-2 Community Business District.

Public Hearing was called to order at 7:13PM

This hearing is to accept the application request from Earl Lister (Jeff) Bates. This Public Hearing is called to provide any interested parties with an opportunity to express their views or concerns.

This 1.6-acre tract consist of 3 parcels located at 157 and 161 East Dykes Street 5th Street and 106 5th Street and the application request that the parcels be rezoned from R-1 residential to B-2 community Business District. This property will potentially be sold to Jack's Family Restaurant so they can build an approximate 3,604 sq ft, 63 seat restaurant.

The planning Commission voted 5/0 to approve the rezoning. Mayor called for anyone who had input for or against the rezoning.

No comments were made.

Public Hearing closed at 7:14PM

Councilmember Jones made the motion to rezone the three parcels from R-1 to B-2 with Councilmember Lemmon seconding the motion. Motion was passed with all voting in favor. 6/0

ITEM #4- Presented by City Manager, Richard Newbern
Public Hearing on an application for rezoning from Butts Properties, LLC (Woody Butts, Jr.), of
a 1.02 - acre tract located at the corner of Ann and Fifth Streets. The tract consists of three parcels.
The rezoning application requests that the parcels be rezoned from R-1 Residential to RM Multi-Family Residential.

Public Hearing called to order at 7:16pm

This Public Hearing is called to provide any interested parties with an opportunity to express their views or concerns. The 1.2-acre tract location on the corner of Ann and Fifth Street consist of three parcels. The rezoning application requests that the parcels be rezoned from R-1 Residential to RM Multi-Family Residential. Mr. Butts wants to have the option to develop an apartment complex in the future. The planning commission voting 5/0 to approve this rezoning request. Notice of this Public hearing was posted on the city website and the Times Journal Post.

Mayor called for any public input for or against.

No input was expressed.

Public hearing closed at 7:18pm

Councilmember Jones made the motion to rezone the three parcels to R-1 residential to RM Multi Family Residential with a second from Councilmember Anderson. Motion passed with all voting in favor, 6/0

ITEM #5- Presented by City Manager, Richard Newbern
Public Hearing on a conditional use application from MAALASHMI, LLC (Andy Ravleker) for a
laundromat to be located at 393 Ga. Hwy. 26 East (East Dykes Street). The parcel is under development. The parcel is located across the street from Wal Mart on Ga. Hwy. 26 East (E. Dykes Street, and the proposed laundromat is a part of a larger commercial development. The parcel is zoned B-2 Community Business District.

Public hearing called to order at 7:20PM

This public hearing is to consider a conditional use application to propose a laundry mat across from Walmart on GA Hwy 26 East from Maalashmi, LLC (Andy Ravleker). This public hearing is called to provide any parties with an opportunity to express views or concerns. This is a conditional use application will be a part of a parcel under development at 393 GA Hwy 26 -East Dykes Street. This is to develop an 18X 54 ft 1000 square foot laundry mat in a B2 zoning district.

Mayor called for any input for or against the conditional use application.

No input was expressed.

Public Hearing Closed at 7:22pm.

Mayor Pro Tem Ates made the motion to accept the conditional use with a second from Councilmember Jones. Motion passed with all voting in favor, 6/0.

ITEM #6- Presented by City Manager, Richard Newbern

Consider approval of Joint City of Cochran/Bleckley County Service Delivery Strategy (SDS) document. Council was asked to approve the Service Delivery Strategy that will be in effect for the next ten years, This SDS is a joint document with Bleckley County. Public services are provided to the city signed by the City and County. Councilmember Coley made the motion to approve the Service Delivery Strategy with a second from Councilmember Lemmon. Motion passed with all voting in favor. 6/0

ITEM #7- Presented by City Manager, Richard Newbern

Consider approval of Joint Cochran/Bleckley County Comprehensive Plan. Council was asked to adopt a resolution for the latest version of the Joint City County Comprehensive plan. The latest draft was developed by the Heart of GA Regional Commission after public hearings and group stake holder sessions were held. The Joint plan will need to be reviewed and updated in five years. Councilmember Jones made the motion to approve the Joint Cochran/Bleckley Joint Comprehensive Plan and a second made by Councilmember Lemmon. Motion passed with all voting in favor. 6/0

ITEM #8- Presented by City Manager, Richard Newbern

Consider approval of use of ARPA funds or Cares Act funds including use as a vaccination incentive. Council needs to approve the terms of the vaccination incentive. Council needs to discuss the Covid 19 vaccination incentive proposals for full time/ part time employees plus Councilmember that will cost a total of \$29,500 assuming full participation for full time employees. \$500 for Full time employees and Councilmember and \$250 for part time who can produce evidence of fully vaccinated by a set date.

Mayor Pro Tem Ates made a motion to give the ones vaccinated the \$500 and part time \$250 with a second from Councilmember Jones. Councilmember Veal expressed his concerns about the part time employees working full time hours. He was assured the full-time part-time employees would get the \$500 incentive. Richard asked if this incentive would apply to the employees already vaccinated. Council answered yes. Richard asked for the time frame to receive the vaccination by. Several dates were tossed around. They final date was made of December 1. Councilmember Coley expressed her thoughts of not agreeing with the incentive. A discussion between the Council for and against the vaccine was held. Mayor stated Council will have to go back and amend the original motion due to the motion changed during discussion. Mayor Pro Tem made a motion to amend the first motion and he made a motion to give full time employees and part time employees working full time hours along with Councilmembers \$500 if vaccinated and \$250 for part time with cut off day November 15 and second by Councilmember Jones. City Clerk asked the question for the way the employee would get paid, will the individual get the second shot then bring the card to City Clerk and a check is cut that day or if the ones who are already vaccinated bring in their proof and a check cut that day as well. Councilmember Jones stated payment will be made with the Thanksgiving Check. Richard asked about the time frame of November 15 if it would give the employee adequate time to receive both shots in the time set. Jones made a motion to amend the main motion to change the vaccination date from November 15 to November 30 to receive the second dose. City Clerk asked what date the incentive would be on since the date was changed. Councilmember Jones Stated the first check after November 30. Mayor stated to withdraw all motions and amendments and start over. Jones withdrew his amendment. Lemmon withdrew his seconding of the motion. Ates withdrew his amendment to the original motion and Jones withdrew his second to the original motion. Mayor Pro Tem Ates made the motion \$500 to all full time (part time working full time hours) and \$250 to all part time with cutoff date as November 30. Including Council and proof of

immunization brought to City Clerk and check will be issued the first check after November 30. With a second from Councilmember Jones. 3 Yes votes 3 No votes Mayor vote Yes. Motion passed 4/3.

ITEM #9- Presented by City Manager, Richard Newbern

Consider approval of new trash/litter can locations. Council was asked to provide direction on where the cans needed to be located. Councilmember Coley asked for the cans to go downtown as originally requested. A discussion between members regarding the placement of cans and how many should be in each district was held. Mayor Pro Tem Ates made the motion to place 4 trash cans downtown and two in each district and a second by Councilmember Anderson. Motion passed with all voting in favor. 6/0

ITEM #10- Presented by City Manager, Richard Newbern

Consider approval of selection criteria for CHIP housing applicants. Census tract 7902 was approved so now the CHIP funds can be spent in census tract 7902 and 7903, this included almost all the City of Cochran. Council was asked to decide for certain criteria to be added and the way the eligible homeowners are selected, Mayor stated if a member of the GHIP housing team is chosen then the member needs to recuse him or herself from the team. Several Councilmembers agreed to have a plan before we go in to the next CHIP grant. Mayor asked to stick with questions they were asked to answer. There were three different motions under this item.

- ✓ Councilmember Coley made the motion to accept the criteria as presented of the addition of homeowner must be 62 years or older and a second from Councilmember Lemmon. Motion passed 5 Yes 1 No (Ates)
- ✓ Councilmember Jones made a motion District 1 gets 3 houses and District 2 gets 3 houses and a second was made but Mayor Pro Tem Ates. Motion passed with all voting in favor. 6/0
- ✓ Councilmember Anderson made the motion to use the same lottery system that was used for the first CHIP Grant and a second by Councilmember Veal. Motion passed with all voting in favor. 6/0

ITEM #11- Presented by City Manager, Richard Newbern

Consider approval of bid for boring machine for the Public Works Department. This boring machine will help replace lines and repair leaks. Only one (1) bid was received by Prairie Dog Boring Eqpt. Inc. The amount of the Machine would be \$11,589.94 and this will come from Water SPLOST. Mayor Pro Tem Ates made the motion to approve the purchase of the boring machine and a second from Councilmember Jones. Motion passed with all voting in favor. 6/0.

ITEM #12- Presented by City Manager, Richard Newbern

Consider approval of hold harmless agreement with First Baptist Church for City Fire Dept. to light the Country Fest Fireworks on Church property. Brock Wilcher Fire Chief explained this was the same show they have performed twice before. This will last about 15/20 minutes. First Baptist Church is fine with the use of their parking lot only if a hold harmless agreement was approved by Council. Mayor Pro Tem Ates made the motion to approve the hold harmless with the First Baptist Church and the Cochran Fire Dept and a second by Councilmember Anderson. Motion passed with all voting in favor. 6/0

ITEM #13- Presented by City Manager, Richard Newbern

Consider adding speed bump/hump near 8th Street & Peacock intersection. Councilmember Lemmon stated several citizens complained about the amount of fast traffic on the road. Councilmember Coley suggested a Speed Bump policy. Councilmember Jones made a motion to approve the speed bump on 8th and Peacock with a second made by Councilmember Lemmon. Motion passed with all voting in favor. 6/0

City Manager Update:

1. Plan First – City was awarded Plan First
2. Called Meeting for Sewer Bonds 10/28 @ 6:30pm
3. GICH Conference in Athens 10/25-10/27

Council Discussion Items:

District 1 (Anderson- He thanked all City Employees)

(Ates -Glad to see Public in meeting now)

District 2 (Veal Speed Bumps in front of his house discussion)

(Coley – 15th Annual Scarecrow Invasion, October is Breast Cancer Awareness)

District 3 (Jones-None)

(Lemmon-None)

Public Comments:

Sandra Watkins – (182 N 2nd Street) GICH Members of Applicants discussion

Catherine Guyton – (8th St) Speed bump discussion and traffic driving fast on the road she lives on discussion

Chris Coley- (135 Janet Dr) - Concerns about the Vaccination incentives that was approved by Council.

Mayor asked Council if they needed to go in to executive session. Councilmember Coley stated yes; personnel was the reason.

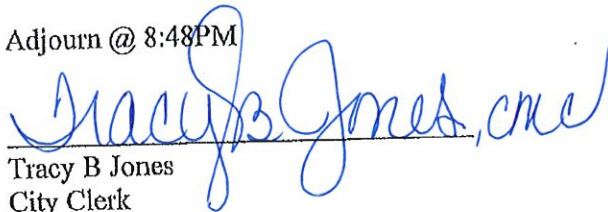
Mayor stated Council will pause for 5 minutes and then go into executive session.
Councilmember Veal had to excuse himself from the meeting for an emergency.

Mayor Yeomans entertained a motion made by Mayor Pro Tem Ates to go into executive session with Councilmember Jones seconding the motion. Motion passed with all voting in favor. 5-0 @ 8:43

Motion was made by Mayor Pro Tem Ates to go into regular session with Councilmember Jones seconding the motion. Motion passed with all voting in favor. 5-0 @8:47pm

Motion was made to adjourn by Mayor Pro Tem Ates with Councilmember Coley with seconding.
Motion passed with all voting in favor 5-0

Adjourn @ 8:48PM


Tracy B Jones
City Clerk

