



**MINUTES**  
**Cochran City Council**  
**Tuesday, May 10, 2022**  
**Regular Scheduled Meeting @ 7PM**

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

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Present: Mayor Billy Yeomans,  
Councilmembers: Gary Ates, Carla Coley, Jimmy Jones, Andrew Lemmon  
City Attorney: Jim Elliott  
Absent: Mayor Pro Tem Keith Anderson, Councilmember Rufus Veal

Call to order by Mayor Billy Yeomans @ 7:21PM

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

Mayor asked for any corrections, additions, or deletions to the May 10, 2022, agenda provided. Councilmember Ates made the motion to add Item #13 to the agenda - Consider allocating \$12,500 of ARPA funds to complete CHIP funded rehabilitation for 6<sup>th</sup> Street Lane with a second by Councilmember Lemmon. Yes – Ates, Lemmon, Jones No- Coley. Motion passed 3/1

Councilmember Ates made the motion to accept the agenda with the addition of Item# 13 with a second from Councilmember Lemmon. Motion passed with all voting in favor. 4-0

Mayor asked if there were any corrections or additions to the 4/12/22 minutes. There were none. Councilmember Ates made the motion to accept the minutes and a second by Councilmember Jones. Motion passed with all voting in favor. 4-0

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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**

Employee of the Month. Fire Chief Brock Wilcher presented the employee of the month to Mr. Tom Barker, Volunteer Fire Fighter with Cochran Fire and Emergency services. Mr. Barker was a dedicated volunteer fire fighter and has been with the Cochran Fire Department for 14 years.

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

Proclamation – National Hospitals Week. Mayor Yeomans read the proclamation for National Hospitals Week.

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

Proclamation- National Police Week. Mayor Yeomans read the proclamation for National Police Week and presented it to Cochran Police Department, represented by Lieutenant Billy Hill.

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

Proclamation- City Clerks Week. Mayor Yeomans read the proclamation for National City Clerks week and presented the proclamation to Cochran City Clerk, Tracy B Jones.

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

Consider presentation by Tarious Pitts of Dre Day Foundation. Trecia Garner gave a list of events for the two-day Dre Day celebration held Friday June 3 and Saturday June 4.

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

Consider appointment of a city representative to the Cochran-Bleckley County Recreation Board. Cochran Recreation Board asked Council to appoint Mr. Terry Ware to represent the City of Cochran to the recreation Board. Mayor called for any discussion. There were none. Councilmember Coley made the motion to appoint Terry Ware to the Recreation Board with a second by Councilmember Jones. Motion passed with all voting in favor. 4/0

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

Consider approval of Development Agreement with Havenwood Gardens II, LP on annexation. Owner of Low Country Housing, Max Elby addressed the Council with his updates of the construction with Havenwood Daisy Senior, hopefully to be complete November 2022 , Havenwood Gardens II adjacent to Havenwood Garden I; in the design stage at this time and construction should begin September 2022 and complete by September 2023. Also looking at additional 50-unit townhome development identical to phase one which would be Havenwood Gardens III. After the Lease up period of the first phase, they have noticed a demand for market rate apartments, so 10% of those will be unrestricted meaning no income restrictions or rent restrictions. Mr. Elby stated they do recognize the need for a trail that runs up the by pass to the red light next to Walmart. Low Country Housing is willing to participate with the project and contribute funds as necessary to make the trail possible. Councilmember Ates made the motion to accept the Development Agreement with Havenwood Gardens II, LP on annexation with a second by Councilmember Jones. Motion passed with all voting in favor. 4/0

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

Consider approval of annexation petition from Havenwood Gardens II, LP to annex a 7.0-acre parcel on Daisy Adams Rd. near the Cochran By-Pass. Mayor Yeomans stated Mr. Elby must have the Havenwood Gardens II annexed before they can apply for tax credit funds for Havenwood Gardens III. Councilmember Jones made the motion to approve the annexation petition from Havenwood II to annex a 7.0 acre parcel on Daisy Adams Rd with a second by Councilmember Ates. Motion passed with all voting in favor. 4/0

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

Public Hearing and consideration of assigning a zoning designation of RM- Multiple Family Residential to a 7.0-acre parcel on Daisy Adams Rd. near the Cochran By-Pass.

Mayor Yeomans called the Public Hearing to order at 7:49pm.

This Public Hearing is called to order to consider assigning a zoning designation of RM- Multi Family residential to a 7.0-acre parcel on Daisy Adams Rd near the Cochran Bypass. This public hearing is called to provide any interested parties with an opportunity to express their views or concerns.

Council is asked to annex the 7.0-acre Havenwood Gardens II into the city. A zoning designation will need to be assigned to the parcel , RM - Multifamily residential zoning designation is recommended.

The planning commission met Thursday, April 27<sup>th</sup>, 2022, held a public hearing on a zoning designation for Havenwood Gardens II and voted in favor of the recommendation.

This public hearing was advertised and posted as required by state law.

Mayor called for any public input for or against this zoning designation. There were none.

Public Hearing was closed at 7:52PM

Mayor called for a motion to assign a zoning designation of RM- Multi Family Residential to the 7.0 acre parcel Havenwood Gardens II located on Daisy Adams Rd. Councilmember Coley made the motion to assign the zoning designation with a second by Councilmember Ates. Motion passed with all voting in favor. 4/0

**ITEM#10 -Presented by City Manager, Richard Newbern**

Public Hearing and consideration of amending the Cochran Urban Redevelopment Plan (URP) to add an approximately 7.0-acre parcel to the Plan Map. Parcel will be contiguous with the 7.0-acre parcel that is the prospective location of the Havenwood Gardens III development.

Public Hearing called to order at 7:53PM.

This public hearing is called to consider amending the Cochran Urban Redevelopment Plan to add an approximate 7.0-acre parcel to the Plan Map. This public hearing is called to provide any interested parties with an opportunity to express their views or concerns. The parcel will be contiguous with the 7.0-acre parcel that is the future location of the Havenwood Gardens II development.

The Planning commission met Thursday, April 28, 2022, held a Public Hearing on amending the Plan Map. They voted unanimously to recommend that the Havenwood Gardens III site be added to the City's Urban Redevelopment Map.

This public hearing was advertised and posted as required by state law.

Mayor called for any public input. None was given.

Public hearing was closed at 7:56PM.

Mayor called for a motion to amend the Cochran Urban Redevelopment Plan to add an approximate 7.0 acres parcel to the official plan so this parcel will be contiguous with the 7.0 acre parcel that is the future location of the Havenwood Garden II development. Councilmember Ates made the motion to amend the Cochran Urban Redevelopment Plan with a second by Councilmember Coley. Motion passed with all voting in favor. 4/0

Max Elby thanked the Mayor and Council for their support on all the developments.

**ITEM#11 -Presented by City Manager, Richard Newbern**

Consider adopting a Resolution in support of the City's CDBG application that is due at Georgia DCA by Friday, June 3. The Council was asked to adopt a resolution to support the City's CDBG application for up to \$1,000,000 to rehabilitate owner-occupied houses located in the Roberson Crescent – Sixth Street area. The application is being prepared by Rhonda Gilbert and City Staff. Councilmember Jones made the motion to adopt the resolution to apply for the CDBG grant and a second was made by Councilmember Lemmon. Motion passed with all voting in favor. 4/0

**ITEM#12 -Presented by City Manager, Richard Newbern**

Consider designating representatives for negotiating local option sales tax distributions. The City and County will be negotiating a redistribution of the Local Option Sales Tax (L.O.S.T.) proceeds that are received every month from the Georgia Department of Revenue. Presently, the county receives 60% and the city receives 40%. The sales tax redistribution is renegotiated every ten years. The Council may wish to consider designating the City Manager, the Mayor and any other support needed. Councilmember Coley asked if it would be appropriate for the city attorney to be a part of the negotiations. City Manager answered yes, that could be included in the motion. City Attorney, Jim Elliott stated provisions used to be provided for the judicial review of those negotiations or failed have been stricken from the statute. Now, each party has to agree, or the tax goes away that's why it has come less of a legal matter than a negotiation matter. Councilmember Coley asked if the meetings were open to the public. Mr. Elliott stated he didn't think so unless there was a quorum of the body, that is a reason most governments are not doing it by quorum. Councilmember Jones made the motion to nominate the City Manager, Mayor and any other support needed to prepare for negotiation for sales tax distribution with a second by Councilmember Lemmon. Motion passed with all voting in favor. 4/0

**ITEM#13 -Presented by City Manager, Richard Newbern**

Consider allocation \$ \$12,500 in ARPA funds to complete CHIP rehab work on 6<sup>th</sup> Street Lane. This is to complete the work at the house that is part of the CHIP program that remains unfinished. Council was asked to allocate those funds from ARPA since that is eligible to spend on low to moderate income owned houses for rehabilitation. Councilmember Coley stated she was not against the city putting those funds toward completing that work however, she didn't agree with the Council pulling small amounts of ARPA before they can sit down and discuss a plan for what they are going to do with the ARPA funds. She stated she thinks there has been four different items or so that have been proposed to Council and if those were approved, a small amount of the funds would have been gone. She went on to say, as a group they agreed to sit down and try to come up with a plan for the use of those funds prior to just piecemeal spending. Councilmember Ates asked about the COVID Cares money and the ARPA funds, if they were still available. Richard answered, Yes. Councilmember Ates asked if he had enough of the COVID Cares money to cover the \$12,500. Richard stated yes and he was asked if it could be used. Jim Elliott stated he would do some research on that question. He did state the ARPA specifically includes addressing housing needs. Councilmember Ates thoughts are to go ahead and finish the project. Councilmember Ates made the motion to use the ARPA fund in the amount of \$12,500 to complete CHIP rehab work on 6<sup>th</sup> Street Lane with a second by Councilmember Jones. Yes votes - Lemmon, Jones, Ates. No votes - Coley. Motion passed 3/1 .

Mayor Yeomans reminded everyone of the Budget Work Session on Tuesday, June 14, 2022 @ 6pm. And the Budget Public Hearing will be on Tuesday, June 7, 2022 @ 7PM. Scheduled Work Session @ 6 and Council Meeting @ 7 on Tuesday, June 14, 2022.

**Council Discussion Items:**

**District 1**

Anderson - Absent

Ates - None

**District 2**

Veal – Absent,

Coley – Reminded everyone early voting is now. Pay attention to ballot, a lot of things on ballot.

**District 3**

Jones – Thanked Police Department for coming to his house to take care of a snake under carport.

Lemmon – None

Mayor invited everyone to the Memorial Day events at the Auditorium on Monday May 30, 2022 @11AM

**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.)

Lisa Blackshear spoke on complaint she filed against public works and City Hall. She stated the situation she was speaking about was handled in a disrespectful way. She wanted this to be investigated and actions to be taken on this matter.

Mayor asked if there was a need for executive session. No one requested ES.

Mayor adjourned the meeting at 8:16PM.

  
Tracy B Jones  
City Clerk

