



MINUTES
Cochran City Council
January 28 & January 29, 2021
Retreat Minutes

City Auditorium, 102 N Second Street, Cochran GA 31014

Present: Mayor Billy Yeomans

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

Absent: Mayor Pro Gary Ates

Call to order by Mayor Billy Yeomans @ 8:15AM Thursday, January 28, 2020

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

Mayor Yeomans asked if any corrections or additions needed to be made to the January 28-29, 2021, Retreat agenda as presented. Councilmember Lemmon made the motion to accept the 2021 Retreat Agenda with Councilmember Jones 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**

Thursday, January 28

8:00 a.m. – 10:00 a.m. Council Roles/Conduct of Meetings & Communications, Building Consensus

Dr. Brooke Miller, moderator of the retreat, went over the roles of Council and ways to help the Council function better with the Mayor, Department Heads, City Manager and City Clerk. She stated to keep in mind and better understanding of the roles as councilmembers and how to conduct themselves. Dr Miller gave a packet to Councilmembers with a self-evaluation sheet that they completed where they rated themselves. As a group, they went over the roles of City Council.

She then went over 1. Roles of City Officials 2.Communication and Personnel 3.Policy and Standard Operating Procedure 4.Ethics and Conduct 5. New Business.

10:00 a.m. – 10:30 a.m. Business part of the meeting.

Councilmember Anderson gave the invocation with Councilmember Coley lead the pledge.

5 Councilmembers present
Councilmember Ates was absent.

Mayor called for a motion to approve the Retreat Agenda. Councilmember Jones made the motion to approve the agenda with Councilmember Lemmon seconding the motion. Motion passed with all voting in favor. 5-0

City Manager went over the Strategic Plan with Council. Richard ran through a summary and briefly went through the goals and objectives.

A few things he went over was future land use map, improving pay plan, improving Facebook and Website pages, cyber security funding sources, and staff training. He also went over possible restructures of the Personnel Policy Handbook.

Police Chief Jeff Trawick went over his 2020-2021 goals and objectives. He went over needed renovations at the Police Department, increase security in the courtroom, body cameras, replacing two cars per year and

technology
Police Department

improvements. He also touched on renewing SOP at the
along with exploring grants when available.

A discussion between Council and Chief Trawick regards to the
Courtroom, metal detectors and body cameras.

Animal Control- Chief went over the goals and objectives with Council.
He stated the calls have increased but space is limited.

Fire Chief Bock Wilcher – Went over the goals and objectives for the Fire
Department. He explained the difference between mutual aid and automatic
aid. Brock went over the goal of purchasing a new fire engine and a ladder
truck in the next several years. Fire fee, purchase of radios, and they need
of keeping the medical equipment up to date. Chief Wilcher answered
several questions concerning ISO.

Public Works Director, Willie Farrow- Mr. Farrow went over sewer
rehabilitation, generators at the wells, slop mower and a finish mower.
More purchases of a screw press, an excavator, a boring machine, a pickup
truck, a dump trailer. Mr. Farrow also explained the reason for each
purchase and what the outcome would be if these purchases were made.
Rehabilitation on the Public Works buildings. Landscaping was mentioned
on the City properties and sidewalks. Possibly to get part time employee
that will be dedicated to these properties.

Code Enforcement- Tracy Holder – She went over the dilapidated houses
she is working on. Sent out several applications sent out for demolition of
the condemned houses.

10:30 a.m – 10:45 a.m. Break

10:45 a.m. – 12:00 p.m.

12:00 p.m. – 1:00 p.m. Lunch

1:00 p.m. – 2:30 p.m. Discussion of future finance needs; debt and infrastructure improvements –
Tony King gave presentation. Tony King gave a brief background on
Crews and Associates. He then went over the risk factors and the financial
health of the City of Cochran with the water and sewer funds, natural gas
funds, solid waste funds, and the general fund. Also, he thoroughly
explained the refunding opportunity along with his recommendations of
continuing water and sewer rate increases, encouraged to grow the general
fun balance to 25% of expenditures, recommended the City to adopt a
policy on general fund and enterprise fund reserves and stick to it.

Developing and implementing an asset management plan and considering refunding the Series 2014 bonds were two more recommendations made by Mr. King.

2:30 p.m. – 3:15 p.m.

Commissioner Mike Davis and EMA Director Matt Kelley. Mr. Davis started off he wanted the city and county to work together. He stated the City Hall, and the Courthouse must work together. He wanted to make sure the issue with the islands in the county needed to put in the city. County and City fire departments working together was another issue. A discussion about the mutual aid and automatic aid between City and County Fire was held between the Council and Mr. Davis. Mayor Yeomans told Mr. Davis the city would like to talk about the recreation falling under the county or the city and the city would work with the county in any way if they would like to take it under the county. Councilmember Coley asked if the old jail could be cleaned up and Mr. Davis stated it may could be under contract to be sold.

County Fire Chief Matt Kelley – M. Kelley handed out a EOP between the City and County. He explained the EOP Emergency Operations Plan and the purpose for the EOP.

Dr. Miller stated she had some observations on the yearly goals for Department heads and the yearly City Goals. She was concerned the Department heads need to make sure the goals were set that could be reached and not setting up for failure and who would be held accountable if the goal is not reached. Dr. Miller was concerned who was going to make sure there is some type of measurement for forward progress. Richard stated the way he envisioned it; he would bring an update to the council periodically. Dr. Miller stated there needed to be a measurement and how keep up with the progress.

3:15 p.m. – 3:30 p. m.

Break

3:30 p.m.- 4:15 p.m.

Skip Layton review GEFA projects, CDBG Projects and Opportunities with waste treatment plant conditions and development standards. Skip introduced the President of Falcon Design, John Palmer. He gave the Council a Planning and Zoning 101. He wanted to educate the Council on what to expect and what needs to be done when new development decides to come into the city. He went over a few things such as 1. What is Planning and Zoning 2. City Staff and Consultants 3. Role of the City Council 4. Where does the city go from here? Mr. Palmer explained this planning and zoning thoroughly.

4:15 p.m. – 5:15 p.m. Skip Layton review City responsibility for installing infrastructure; review of city permits and other fees. Skip went over a handout on rate increases and other fees. He stressed not to compare Cochran’s rates with any other city. Skip explained EPD encourages Seasonal adjustment for water so this will encourage people to conserve water. He discussed the cost of water meters, Water Model for the city and water tanks in the city.

Motion made by Councilmember Jones to adjourn with Councilmember Lemmon seconding the motion.

Motion passed with all voting in favor. 5/0

Meeting adjourned @ 4:59 p. m.

Friday, January 29, 2021

Mayor Yeomans opened meeting with the invocation. Councilmember Jones lead the Pledge.

Councilmember present” Rufus Veal. Carla Coley. Keith Anderson, Jimmy Jones, Andrew Lemmon

Absent: Gary Ates

Mayor called for a motion to accept the agenda. Councilmember Lemmon made the motion to approve the agenda with Councilmember Jones seconding the motion.

Motion passed with all voting in favor. 5/0

8:00 a.m. – 8:30 a.m GICH, CHIP and affordable housing opportunities. City Manager, Richard Newbern reviewed the GICH and CHIP recipients with the Council. The city has been members of GICH since 2017. Richard gave a little background on the program. He talked about the housing grant the City was awarded called CHIP which is for housing rehabilitation or reconstruction of a structure. Workshops and retreats are being attended by the GICH team each year. The GICH team has meetings every month, third Thursday of each month. GICH filled the annual report with University of GA Carl Vinson and they are teammates of DCA to promote housing throughout Georgia. Since 2017 a comprehensive housing assessment around town partnering with Middle GA State University students who went around and assessed the homes. Low Income Housing Tax Credit program which funds

Havenwood Gardens at the Bypass at Daisy Adams Road, now under construction, was funded partially because the city is a member of GICH. Havenwood Daisy Senior on Ash Street was also partial due to the participation in the GICH program. City is now eligible to apply for housing assistance every year instead of every other year. Mr. Newbern handed out a list of the 6 CHIP participants who were chosen by lottery. The participants will benefit from housing rehabilitation. Building inspector will inspect each house chosen to identify the needs. The contractor is the qualified contractor for the program. Each home is brought up to code to the greatest extent possible. The City was awarded \$300,000 and the City filed an additional application for \$400,000. The City will be notified this Spring if the second application was accepted and if it will be awarded to the City. Mr. Newbern gave an update on the CDBG, Community Development Block Grant. It was called Urban Renewal before 1974. CDBG can be used for public facilities, water, sewer, drainage, paving and other improvements. This must be 85% low to moderate income participation to be competitive. Targeted to low to moderate income for housing. The city is looking to do a multi activity for housing rehabilitation and drainage. Serious drainage problems and flooding will need to be addressed to receive the money. Drainage issues can be addressed with GDOT and SPLOST dollars. CDBG housing, you have to identify the recipients of the housing rehabilitation in the application phase. It has to be strategic. Serious needs will only warrant the inclusion of both housing and drainage to be competitive to receive the grant. Councilmember Coley asked how is the size of the targeted areas determined for the CDBG grant? She is asking because of all the drainage issues around Quick and Easy Lube; could the grant be extended to that area as well? It can be extended, Mr. Newbern explained, only if it directly impacts the residence. The beneficiary would be the residents. To be competitive in a small city it must be targeted to a low to moderate target areas.

8:30 a.m. – 9:30 a.m.

Heart of Georgia Regional Commission - discussion of services; need for pay and classification plan update. Brett Manning, Executive Director of the Regional Commission gave a little background of the Regional Commission plus explained the roles and duties of the Regional Commission. He went over the services they provide to surrounding areas and the services that are state mandated. The major programs the Regional Commission provide are Comprehensive Plan, Economic Community development, recreation development, Zoning administration management, Historical Preservation, aging services, WIOA, pay scale evaluation are a

few. Two state mandated are comprehensive and the solid waste plan to obtain qualified local government status which allows Cochran to get federal and state dollars. Mapping was also a service the Regional Commission provides. Councilmember Coley asked a question in regard to the recreation grant and was the grant for the Willie Basby Park. Mr. Newbern stated we have applied for the Land and water conservation fund and the status is pending at this time. She asked if those funds would be available for walkability for downtown or walking trails. DNR has a set program for that, Walking Trails Program, and when the money is available, Brett stated, an email would be sent to administration. Mayor asked about a letter he received which stated a fee of \$20,000 for City and County would be required for the RC to perform the service for updating the Comprehensive plan and the service strategy. Brett stated there was indeed a fee. Mayor stated the fee was never mentioned in the stockholders' meetings. Brett apologized and told the mayor he would make sure it was mentioned from now on. City Manager mention to the Mayor, if it was the consensus of the Council, He would start negotiating with Brett and Regional Commission to come up with a proposal regarding pay classification service. TSPLOST was another item of discussion.

Dr. Brooke Miller went over a recap of the items that were discussed and she urged Council to take action on several topics. She stressed for Council to take ownership and initiative to make things happen. Councilmember Coley agreed some things needed to be done and taken care of ASAP.

9:30 a.m – 9:45 a.m.	Break
9:45 a.m. – 11:15 a.m.	Andy Lucas/Rusty Lloyd/DDA, Chamber/IDA Retail opportunities in Downtown & near Walmart at the by pass.
11:15 a.m.- 12 Noon	Jordan Scott of Advance Disposal garbage and limb pick up services, recycling opportunities

Adjourn @ 12:13PM

SEAL

Tracy B Jones