



You Are Why We Are Here

**FRANKLIN COUNTY
BOARD OF COMMISSIONERS
WORK SESSION VIRTUAL MEETING MINUTES
September 28, 2021
6:00 P.M.**

BOC: Chairman Dr. Jason K. Macomson
District 1 Commissioner Robert Franklin
District 2 Commissioner Kyle Foster
District 4 Commissioner Eddie Wester

*Absent: District 3 Commissioner Ryan Swails

Media: Shane Scoggins, Franklin County Citizen Leader via zoom
MJ Kneiser, WLHR via zoom

Staff: County Manager, Derrick Turner
County Clerk, Kayla Finger
Planning & Zoning Director, Scott DeLozier
County Engineer, John Phillips

Item 1: **Call meeting to order** – Chairman Macomson called the virtual meeting to order at 6:00 PM.

Item 2: **Invocation and Pledge of Allegiance** – Commissioner Macomson led the invocation and pledge of allegiance to the American flag.

Item 3: **Approval of the Agenda** – Commissioner Foster motioned to approve the agenda as presented. Commissioner Franklin seconded the motion. All were in favor, 3-0.

Item 4: **Personnel:** No update at this time.

Item 5: **Public Comment:** None.

Item 6: **Items for discussion**

A. **Mobile Home Decal Resolution/Senate Bill 193** – Chairman Macomson stated that Senate Bill 193 passed in the 2021-2022 Regular Session of the General Assembly. Bill 193 allows the option for the governing authority of the county to opt out of the requirement to issue mobile home decals as evidence of a mobile home permit. Tax



You Are Why We Are Here

Commissioner Bobby Martin asked the Board to consider opting out of this requirement. The decal stickers are placed on mobile homes each year as proof of paid taxes. The decals cost the county around \$500.00 each year and some require additional costs for postage and tracking. Opting out of issuing the decals would reduce the workload resulting in saved time, and money for the county. Tax Commissioner Bobby Martin and Chief Appraiser Rick Cothran jointly agreed to ask Franklin County to opt out of the location decal requirement. This action should have little if any effect on the county's permit procedure for relocating new homes. The commissioners were in consensus to consider opting out and will vote on the proposal prepared by the County Attorney, Bubba Samuels at the October regular board meeting.

B. Airport Authority Agreement - Groundskeeping Service:

Chairman Macomson reported that last month, a representative from the airport authority reached out to him and asked him if the county would cut the right-of-way on the road by the Franklin-Hart Airport. Part of this road is located within the city limits of Canon and part of it is in unincorporated Franklin County. At the time of the request the area was very overgrown and the airport authority does not have the necessary equipment to do this work. The county employees cut the right-of-way at the time of the complaint.

The airport authority was appreciative and has since asked the board to resume an older alleged verbal agreement. According to the airport authority, the county used to cut both the right-of-way and the grass inside the fence along the road. Part of this alleged verbal agreement included that the work would be done by the county's road department employees and the airport would reimburse the county for any overtime incurred by those employees involved and suggested that it may have approximately three-quarters of a workday to complete. There is no record that the airport ever actually paid for this service in the past. The airport would like to resume this agreement, and stated they are willing to reimburse the county for employee overtime and they estimate that the grass would need to be cut about 4 times a year, mostly in the summer. Chairman Macomson provided background, clarifying that the airport authority is an independent, autonomous public corporation. The Franklin-Hart Regional Airport is located outside Canon, Georgia, and provides support for economic development of private, commercial, and industrial enterprise in Franklin and Hart County. The Authority is governed autonomously by its 7-member board, and members of the



You Are Why We Are Here

airport authority are appointed by the Franklin County Board of Commissioners (two members), the Franklin County Industrial Building Authority (one member), Hart County Board of Commissioners (two members), and the Hart County Industrial Building Authority (one member). Those 6 members then appoint one additional member-at-large. The airport authority is currently supported financially by both Franklin County and Hart County. Franklin County provides \$3,500 as an annual contribution. In addition, Franklin County offers some level of building property insurance coverage, and the airport also receives SPLOST funds from the county. The airport authority received \$100,000 from the 2010 SPLOST (Splost IV), and they are eligible for \$100,000 from the 2016 SPLOST (Splost V), of which as of December 2020, they had expended \$57,943. Chairman Macomson stated there is a definite public interest in supporting the airport authority, and if the county elects to provide this additional service, it would be in the interest of the public good for Franklin County in view of the economic benefits received by having an airport. However, any agreement should be in the form of a written, documented intergovernmental agreement that is approved by the commissioners, rather than a verbal agreement.

Chairman Macomson presented three options for the Board to consider:

1. The County could resume the terms of the alleged older verbal agreement, in the form of a written and board-approved intergovernmental agreement.
2. The County could elect to provide the service and not require the airport to reimburse us. This would probably be considered an in-kind service, similar to the old arrangement in prior years where the county clerk handled the financial reporting for the airport in lieu of a financial contribution.
3. The County could choose not to provide this service.

Chairman stated that he had already spoken with county attorney, Bubba Samuels who said he could draft a formal agreement for the commissioners to consider based on the direction of the board. Commissioner Wester agreed with moving forward with option number one and having the airport reimburse the county for employee overtime and noted he did not want a repeat of the clerk situation where there was



You Are Why We Are Here

no written contract. Commissioner Foster agreed with Commissioner Wester and noted he preferred to have a written agreement.

Commissioner Franklin stated he agreed with Commissioner Foster & Wester, that there needed to be a written agreement for future reference. Manager Turner recommended the commissioners consider the wear and tear of county equipment and maintenance costs on the equipment used, as well as the taking away of man power from other projects as we are already struggling in that area.

The commissioners discussed the additional associated costs and came to a consensus to direct the county attorney to draw up an agreement for the Franklin County Road Department staff to cut the grass along Airport Rd by the airport as well as inside the fence along the road up to four times a year at the airport's request, with the airport reimbursing the county for a) employee overtime required; b) the cost of fuel for equipment used; and c) a flat rate for equipment maintenance.

C. October Meetings (In-person or Virtual)

Chairman Macomson noted the impact Franklin County has seen with local cases of COVID-19 over the summer, and because of the continued high level of community transmission locally, the commissioners held all of September's meetings virtually. The plan has been to reevaluate the local situation monthly.

Chairman Macomson reviewed some local statistics and asked his fellow commissioners to consider the local case reports when making their decision about whether or not to resume in-person meetings in October. Commissioner Wester stated he was fine going either way. He noted that he prefers in-person meetings because of better public participation, but he also understands the increased risk of COVID-19.

Commissioner Foster agreed with Commissioner Wester.

Commissioner Franklin stated that he prefers in-person meetings, but was okay with either format.

Manager Turner recommended that with the current numbers, it would be best to continue with virtual meetings through October. The other commissioners agreed to continue meeting virtually via zoom for the month of October and then reassess on a month-to-month basis.

D. Revision Process for Zoning Regulations and Zoning Map –
Planning & Zoning Director, Scott DeLozier



You Are Why We Are Here

Director DeLozier recapped to the board that his department is working with a third-party service on revising the entire book of zoning regulations.

They are reviewing zoning districts parcel by parcel, and the process is about 70-75% completed for a first draft of the county map. Once finished, the draft will be sent to the Board, the cities, and the IBA. The goal is to try to avoid conflict with the cities and the IBA related to their planning for commercial, industrial, and housing development. Once the map is approved, the first draft of the map and the Unified Development Code (UDC) will be studied to identify patterns in land use to help determine the zoning districts. This entire process may take up to 9 months to complete, and during the process, the Board of Commissioners and the Planning and Zoning Commission will also be consulted.

It is possible that some zoning classifications will change during this process. Most county subdivisions existed prior to the implementation of zoning, and they will be zoned residential. Most of the county is still Agriculture Residential or Agriculture Intensive and will likely remain this way. The revision process will be used to direct future commercial, industrial, and residential growth in the county, particularly along the I-85 and 17 corridors, as well as identify protective districts that will remain agricultural and not be developed for housing or commercial or industrial uses. The newly passed subdivision ordinance is helping to ensure the quality of new housing developments, with inspections required for utilities and roads. Developers must provide a maintenance or performance bond prior to new road adoptions by the county. If there are issues with the roads in new subdivisions within the first two years after county adoption, the developers will be required to either repair the roads or forfeit the bonds, which the county would then use to fund repairs. The current timeline for completion of the entire process is sometime in the spring of next year, but that is not definite at this point.

E. Colston Drive Update – County Engineer, John Phillips

Chairman Macomson clarified on February 3, 2020, the board previously voted to adopt Colston Drive end to end and perform maintenance on the dam that it crosses because of the large number of families (about 18 at the time) that lived along the road and behind the dam. Due to the poor condition of the road at the time of adoption, parts of it were impassable, and the residents lacked basic services as a result. Colston Drive crosses a dam holding back a small pond, and the dam poses a safety



You Are Why We Are Here

issue because of several structural issues. Since adoption, the county has maintained the road and improved it for the residents that live behind the dam, but there are still unresolved issues with the dam.

County Engineer, Mr. John Phillips stated that the principal spillway is separated at the first joint, leading to the formation of a hole in the top of the dam. The old emergency spillways are not watertight. In 2011, NRCS inspected the dam and cited the trees and vegetation on the upstream and downstream sides of the dam, the roots of which contribute to leaks. Local contractors are hesitant to provide quotes on the work due to safety and liability issues.

The two main options are to lower the level of water in the lake and repair the spillway, or drain the lake and place a road across where the dam is now with a culvert (eliminating the lake in the process). Both options will be costly and the time involved in repairs may be lengthy. The board will also have to consider how to provide an alternative point of ingress or egress for citizens living behind the dam, with either choice of repair. It is unknown at this time who owns the property of the land adjoining the lake and dam, and this information will have to be determined before any action is taken. Mr. Phillips suggested that the county work with our attorney to craft the best options that will also follow the law and meet legal requirements.

Item 7: Manager's Report:

- A. Fall Retreat – Manager Turner reported that the fall retreat for the board of commissioners is set for November 3, 2021. The location is still to be determined. Departments and constitutional officers will be invited to join to talk about goals and priorities for the next fiscal year.
- B. Economic Development Summit – Manager Turner noted that the Industrial Building Authority and Georgia Power are planning a second Economic Development Summit on October 20, 2021, from 9:30 am – 12:00 pm at the Carnesville Community Center for the citizens. He also thanked the IBA and Georgia Power for hosting the summits.
- C. American Rescue Plan Act (ARPA) Funds – Manager Turner recommended some funds from ARPA be set aside to assist local businesses impacted by COVID-19. An application process would need to be developed, as well as a process for selecting and awarding funds. The commissioners agreed it was a good idea and also expressed a desire to expand water lines on county roads. Manager Turner explained that most of the ARPA money would be used on water infrastructure



You Are Why We Are Here

projects, as well as broadband expansion. The county received ARPA funds of approximately \$2.26 million in May of 2021, and the county will receive an additional approximately \$2.26 million May of 2022, with funds required to be committed by 2024 and expended by 2026. The law has strict requirements about what projects are eligible for use of the money.

Item 8: Announcements:

Manager Turner thanked county staff for their work with zoning and Colston Road.

Chairman Macomson stated that the commissioners will meet again next Monday, October 4, for a public hearing and a regular monthly board meeting. Based on the discussion tonight, the Board hold both meetings virtually, as well as all hearings and meetings in October. Zoom information will be released closer to the date of the meetings.

Commissioner Wester thanked Scott DeLozier for his hard work on the revision of the zoning ordinances, and John Phillips for his work with the county roads, and the county office staff for all the hard work they do, which is often unrecognized.

Commissioner Foster thanked county employees, along with Scott DeLozier and Derrick Turner, for all their hard work.

Item 9: Adjournment

Commissioner Wester made a motion to adjourn. Commissioner Foster gave the second. No discussion. All were in favor, 3-0.

Signed on the 4th day of October, 2021

Jason K. Macomson
Chairman Jason K. Macomson

Robert L. Franklin
Robert L. Franklin, District 1 Commissioner

Kyle Foster
Kyle Foster, District 2 Commissioner



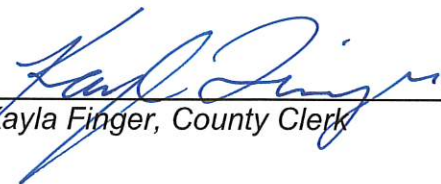
You Are Why We Are Here



Ryan Swails, District 3 Commissioner



Eddie Wester, District 4 Commissioner



Kayla Finger, County Clerk