



You Are Why We Are Here

**FRANKLIN COUNTY
BOARD OF COMMISSIONERS
WORK SESSION MINUTES
July 28, 2020
6:00 P.M.**

BOC: Commission Chairman Thomas Bridges
District 1 Commissioner Robert Franklin
District 2 Commissioner Dr. Jason Macomson
District 3 Commissioner Ryan Swails
District 4 Commissioner Eddie Wester

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

Staff: County Manager Beth Thomas via Zoom
County Clerk Kayla Finger
Planning Director Scott DeLozier

Item 1: **Call meeting to order** – Chairman Bridges called the July work session to order and thanked everyone for attending.

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

Item 3: **Public Comment:** None

Item 4: **Items for discussion**

- a. **Building Inspections Program:** Chairman Bridges opened the floor for discussion amongst the commissioners.

Commissioner Wester stated he understood the pro's & con's having been in the building industry previously. He recounted instances where he would have to go back into homes a little over a year old to fix issues from the previous builder. He also explained that he did not want to infringe on people's rights. The whole reason the state of Georgia and Department of Community Affairs came up with this program was for safety. He recounted a recent incident where as a volunteer firefighter he was dispatched out to an elderly lady's home where she had a clogged sink and they poured a product down it which caused the pipe to start leaking onto an electrical outlet which started the fire when the breaker did not cut off. Luckily, she had family with her to shut off the breaker manually and get her out of the house to safety. He concluded that in his sight this program is a huge safety factor and it is not always easy to change but this will be a change for the better and what it comes down to is seeing that these homes are being build correctly. He also reiterated the



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difference of a home inspector coming in after the fact versus a building inspector seeing what is behind the framing as it is being built.

Commissioner Swails followed up Commissioner Wester's comments by stating that so many builders in Franklin County do things the right way and he is firmly in favor of utilizing local builders. He also commented that we can deal in hope or we can deal in reality and the reality is that people don't always do things the right way, especially if they don't have ties to the community and are not held accountable. Many homes in Franklin County are built poorly and he would be willing to say they weren't built by people in Franklin County. This program should help our local builders from having to compete with outsiders building subpar product, and it will help future homeowners buy a quality product. He also touched on future safety for families and kids. He noted that the work & effort has been put in to research other inspection programs in surrounding counties and Bureau Veritas. He also stated his confidence in Scott and the program to help our local builders and craftsman correct the job before assessing any penalties or fines. He stated growth is not easy, it is painful, but this is an opportunity for Franklin County to grow in a good way.

Commissioner Macomson stated the current extent of inspections is checking setbacks and that is totally inadequate there is a definite need for inspections. He stated he is worried about the cost and potential growth of the program. He wants to make sure it stays within the guidelines set forth by the county and any changes will have to be approved by the board. He stated the importance of customer service with Bureau Veritas and he does not want to receive calls about inspectors being rude. He asked Mr. DeLozier about the fines process and how that will be handled.

Dir. DeLozier stated they will be processed through Magistrate Court.

Commissioner Macomson verified with Dir. DeLozier that fines will be used as a last resort and we will try to allow them time to correct the issues.

Chairman Bridges stated that the board has talked about going ahead and moving forward with the building inspections program tonight. He reminded everyone of Dir. DeLozier's upcoming training session on July 30th at the Carnesville Community Center and clarified if the board approved the program it would become active on September 1, 2020. He asked if there was a motion to move forward with the inspections program.

Commissioner Swails made the motion to proceed with the building inspection program under the agreement as Dr. Macomson presented it with all current fees, laws and current changes be brought before the board for approval.

Commissioner Wester gave the second.



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Commissioner Macomson clarified the approval of the fee schedule and the list of required inspections.

The motion passed by four (4) YES votes to one (1) NO votes. The YES votes were Commissioner Macomson, Commissioner Wester, Commissioner Swails and Chairman Bridges. The NO vote was Commissioner Franklin.

Item 5: **Announcements:** *Chairman Bridges reminded everyone of the importance of participating in the 2020 census. Commissioner Swails thanked all of the essential employees, first responders, police, firefighters, and front-line personnel who have been putting the health and safety of the public first during this COVID pandemic. Commissioner Macomson echoed Commissioner Swails sentiments as the numbers in Franklin County are spiraling and encouraged everyone to take caution. Chairman Bridges agreed with his fellow commissioners and stated that we are all in this together and we need to all do our part to keep everyone well and bolster the economy. Commissioner Wester asked everyone to please keep Officer William Garner's family and the Sheriff's Department in their prayers. Officer Garner unfortunately lost his life in the line of duty last week.*

Item 6: **Adjourn:** *Chairman Bridges thanked everyone for their time and attendance. Commissioner Wester made a motion to adjourn. Commissioner Macomson gave the second. The motion passed by five (5) **YES** votes to zero (0) **NO** votes. The **YES** votes were Commissioner Franklin, Commissioner Macomson, Commissioner Wester, Commissioner Swails and Chairman Bridges.*

Signed on the _____ day of _____, 2020

Chairman J. Thomas Bridges

Robert L. Franklin, District 1 Commissioner

Dr. Jason Macomson, District 2 Commissioner

Ryan Swails, District 3 Commissioner



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Eddie Wester, District 4 Commissioner

Kayla Finger, County Clerk

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