



CITY OF BROOKLET

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Joe Grooms III, Mayor
Nicky Gwinnett, Mayor Pro-Tem
Bradley Anderson, Councilman
Rebecca Kelly, Councilwoman
James Harrison, Councilman
Johnathan Graham, Councilman

City Attorney
Hugh Hunter

City Clerk
Lori Phillips

Work Session
February 10, 2022
6:30 PM
Minutes

1. **Call to order - Mayor Joe Grooms, III**
 - a. **Invocation**
2. **Mayor's Remarks**
3. **On-going Project Updates**
 - a. **LMIG 2022 - Street Project**

2021 Project minimum - \$34,442.77
2021 LMIG amount given to Brooklet - \$26,494.44
2022 Project minimum - \$43,781.02
2022 LMIG amount given to Brooklet - \$33,677.71
2021 & 2022 combined project minimum - \$78,223.79
2021 & 2022 LMIG amount given to Brooklet - \$60,172.15
This means that Brooklet will have to put in at least \$18,051.64.
 - b. **Cotton Gin Lane Project - Timeline**

The bid opening will be at Brooklet City Hall and has been scheduled for March 15, 2022 at 3:00 PM.
 - c. **Sewer Project - Drain field for downtown**

The Water Sewer Infrastructure grant has been accepted and will be reviewed by the Georgia Grants Commission.
 - d. **North Cromley Road Project**

We are still waiting to hear from D.O.T. before we can proceed with this project.
4. **Routine Business Items (discussion)**

a. Building Inspector Training

First, it should be pointed out that Brooklet is not required by state law to enforce the state building codes, and that if it does not have a qualified inspector hired or one with whom it has contracted, that Brooklet should not take measures to enforce such codes, and should pass a resolution temporarily suspending enforcement of such codes until such time that it has a qualified inspector. The state minimum codes still apply and should be followed by the persons performing the work, but there would simply be no inspections or enforcement, other than the possibility that failure to build to code might give rise to a civil lawsuit against those responsible for the construction.

The new inspector should move expeditiously to obtain training to enforce the most commonly needed code or codes. The State of Georgia does not license these inspectors. Rather, they obtain certifications from the ICC, the State Construction Industry Licensing Board, or the Building Officials Association of Georgia. [Please see attached highlighted copy of OCGA § 8-2-26.1, providing the definition of "Qualified Inspector" and the various methods of becoming certified for the various state building codes]. It is believed that the new inspector can become qualified fairly quickly for at least one of these codes, and perhaps more, in which he has experience. Once he becomes certified and qualified to enforce at least one of the minimum codes, a notice should be posted pursuant to OCGA § 8-2-26.1. To the extent the new inspector is not qualified to enforce certain of the codes, the notice should comply with subsection (c) of OCGA § 8-2-26.1, and state the state codes and/or portions thereof for which he is not a qualified inspector. That then gives the city 2 options:

A. Retain qualified inspectors not employed by the governing authority to conduct inspections that the City's inspector is not qualified to conduct; or

B. Request that the person, firm or corporation engaged in the construction project retain, at its own expense, a person who is a qualified inspector for that code or portion of the code, and who is not an employee or otherwise affiliated or financially interested in such person, firm or corporation, to provide the required inspection. If the City chooses option (B), and such person, firm or corporation elects not to hire such a qualified inspector, it is my opinion that the same would-be grounds for denying a building permit, or if one had already been issued, requiring that work be stopped.

b. Extra Police Control Outside of the City Limits

The Bulloch County Sheriffs Office patrols the outside of the Brooklet City limits.

c. Addition of Speed Bumps

Councilman Graham will begin working on getting together quotes for the speed bumps/rumble strips.

d. Code Enforcement - Garbage Carts

This item of discussion was discussed at last months city council meeting a city text message was sent out to notify the citizens of the garbage cart ordinance.

e. Review of Bids on Fence for Well# 2

Three quotes were received and they are as follows: Middle Ground Construction in the amount of \$2,980.00; Eagle Fence Company in the amount of \$ 2,750.00 and Central Fence Company in the amount of \$5,389.00. Mayor Pro-Tem Gwinnett recommends we go with Eagle Fence Company.

f. Water Rate Increase

Mayor Pro-Tem Gwinnett presented a proposed list of water fees that he feels it is time to

increase. There will be more discussion at the March work session meeting.

g. Equipment needs for Public Works

Mayor Pro-Tem Gwinnett will be looking at possible quotes for the purchase of a new tractor due to the condition of the one they currently use; more discussion will come at a later date.

h. Year to Date Budget Update

Councilman Anderson stated that a budget amendment will be done in June.

5. Motion to Adjourn

Motion: James Harrison

Second: Rebecca Kelly

Ayes: Brad Anderson, Nicky Gwinnett, James Harrison, Rebecca Kelly, and Johnathan Graham.

Motion carried 5-0

Approved this ____ day of _____, _____.

Joe A. Grooms, III, Mayor

Lori Phillips, City Clerk