

AGENDA
REGULAR MEETING
5:00 P.M.
January 17, 2023

1. Call to Order
2. Invocation and *Pledge of Allegiance*
3. Approval of Agenda
4. Citizens wishing to address the Commission – *Citizens will be allowed to address the commission individually for a period of up to 5 minutes.*
 - a. Brandi Payne, Public Defender’s Office
5. Application for Commission approval, permit or variance –
6. Approval of Minutes – December 5, 2022 1st Regular Meeting and January 3, 2023 1st Regular Meeting
7. Old Business
 - a. Discussion regarding a proposal for the Candler County detention facility and judicial annex
8. New Business
 - a. Consideration of a proposed revision and amendment to the Moratorium on RV Parks, Tiny Homes and Dumping Stations
 - b. Consideration of proposed revisions to the Candler County Mobile Home Ordinance
 - c. Consideration of a request from Candler County Family Connections for the Board of Commissioners to serve as the fiscal agent for 2023
 - d. Consideration of a request from the Candler County Tax Commissioner for authorization to apply for a USDA Community Facilities Grant for the purpose of upgrading the county’s real property tax collection and maintenance system
 - e. Consideration of the proposed FY2024 budget meetings calendar
 - f. Consideration and discussion of draft zoning ordinance documents
 - g. Consideration of a request from staff to designate a 2013 Ford F150 4X4 (#0153) as surplus and authorization to advertise for sale
9. Report from Chairman
10. Report from County Administrator
11. Report from Attorney
12. Reports from Commissioners
13. Executive Session
14. Adjournment

Board of Commissioners of Candler County
Regular Meeting
January 17, 2023
5:00 p.m.

The Board of Commissioners of Candler County met for the regular monthly meeting on Tuesday, January 17, 2023, at 5:00 p.m., in the Commissioners' boardroom at 1075 East Hiawatha Street, Suite A, Metter, Georgia. Chairman Glyn Thrift presided with Vice-Chairman Brad Jones and Commissioners Gregory Thomas, David Robinson and Blake Hendrix were in attendance. Also attending were County Administrator Bryan Aasheim, County Clerk Kellie Lank and County Attorney Kendall Gross. The Metter Advertiser was notified of the meeting, but had no representative present.

Guests attending this meeting included: Candler County Sheriff John Miles, Investigator Melvin Ivey and Captain Justin Wells; Family Connections Board member Dennis Allen and Director Lisa Rigdon; and, Middle Circuit Public Defender's Office, Brandi Payne.

Call to Order

Chairman Thrift called the meeting to order at 5:03.

Invocation and Pledge of Allegiance

Commissioner Thomas deliver the invocations and Chairman Thrift led the *Pledge of Allegiance*.

Approval of the Agenda

Mr. Aasheim requested the following changes be made to the agenda prior to approval.

Add – 8. g. Consideration of a request from staff to designate a 2013 Ford F150 4X4 (#0153) as surplus and authorization to advertise for sale

Commissioner Thomas made a motion to amend the agenda as requested. Commissioner Hendrix provided a second. The motion carried 4-0.

Citizens wishing to address the Commission

Citizens will be allowed to address the commission individually for a period of up to 5 minutes.

Brandi Payne, Public Defender's Office-

Mr. Aasheim stated that Brandi Payne with the Public Defender's Office would like to request the Commission to consider an increase in the FY2024 Public Defender's Office budget allocation. Mr. Aasheim opened the floor to Ms. Payne. Ms. Payne had submitted a letter outlining the increase request. Mr. Aasheim suggested that Ms. Payne prepare a regular FY24 budget without the supplement January 1, 2024. Also, to make a notation in the regular budget request of the upcoming supplement that the County would consider picking up the \$60,000 supplement per position (\$20,000/\$20,000/\$20,000), and further that one of the positions is vacant. Mr. Aasheim mentioned he could merge the normal budget request and the notation into the FY2024 Budget Presentation. No action was taken on this item.

Application for Commission approval, permit or variance –

No applications for permits or variances were brought before the Commissioner for approval.

Approval of the Minutes – December 5, 2023 and January 3, 2023 1st Regular Meetings

Commissioner Robinson made a motion to approve the minutes for the December 5, 2023 1st Regular Monthly Meeting and January 3, 2023 1st Regular Monthly Meeting. Commissioner Thomas provided a second. The motion carried 5-0.

Old Business

Discussion regarding a proposal for the Candler County detention facility and judicial annex

Mr. Aasheim requested input from the Commissioners on the proposed Candler County detention center and judicial annex.

Chairman Thrift made a motion to approve the proposed project to construct an inmate housing and support facility with an estimated cost of \$12,000,000 as designed in the preliminary architectural drawings provided by Studio8 Design, to exclude the proposed judicial facility, to authorize staff to prepare options for financing the project to include the use of bonds, loans, grants and other revenue sources, and with the project cost to be paid from the proceeds of the 2024 SPLOST and future SPLOST revenues as a level I county project. Commissioner Thomas provided a second. The motion carried 5-0.

New Business

Consideration of a proposed revision and amendment to the Moratorium on RV Parks, Tiny Homes and Dumping Stations

Mr. Aasheim presented a resolution amending the language of the Candler County moratorium on tiny homes, RV parks, and dumping stations. Mr. Gross elaborated on the legal wording of the resolution and indicated that the proposed resolution provided a moratorium on the use of non-HUD compliant structures.

Vice-Chairman Jones made a motion to approve resolution to adopt a moratorium on the use of non-HUD compliant structures. Commissioner Hendrix provided a second. The motion carried 5-0. (Exhibit A)

Consideration of proposed revisions to the Candler County Mobile Home Ordinance

Mr. Aasheim presented an amendment to the Candler County Mobile Home Ordinance to remove language regarding decals, update the prohibition on storage mobile homes, and to clarify authorization process and timeline for install and removal of mobile homes.

Vice-Chairman Jones made a motion to approve a proposed revisions to the Candler County Mobile Home Ordinance Commissioner Robinson provided a second. The motion carried 5-0. (Exhibit B)

Consideration of a request from Candler County Family Connections for the Board of Commissioners to serve as the fiscal agent for FY2024

Mr. Aasheim requested that Ms. Lisa Rigdon approach the Board to speak on behalf of the Candler County Family Connection to make a formal request that the Board of Commissioners consider serving as the fiscal agent for FY2024.

Commissioner Thomas made a motion to approve a request from Candler County Family Connections for the Board of Commissioners to serve as the fiscal agent for 2023. Vice-Chairman Jones provided a second. The motion carried 5-0. (Exhibit C)

Consideration of a request from the Candler County Tax Commissioner for authorization to apply for a USDA Community Facilities Grant for the purpose of upgrading the county's real property tax collection and maintenance system

Mr. Aasheim requested the Commissioner consider authorizing him to apply for a USDA Community Facilities grant on behalf of the Candler County Tax Commissioner to replace the existing Harris RE System with a cloud hosted system.

Vice-Chairman Jones made a motion to approve. Commissioner Thomas provided a second. The motion carried 5-0.

Consideration of the proposed FY2024 budget meetings calendar

Mr. Aasheim presented the proposed FY224 budget calendar for the Commission's approval.

Vice-Chairman Jones made a motion to approve the proposed FY2024 budget meetings calendar. Commissioner Hendrix provided a second. The motion carried 5-0. (Exhibit D)

Consideration and discussion of draft zoning ordinance documents

New meeting date scheduled for January 25th at 3:00 pm

Mr. Aasheim presented the proposed zoning information drafted by the Heart of Georgia of Altamaha Regional Commission (HOGARC).

Vice-Chairman Jones made a motion to table discussing this item, and discuss this at a Called Meeting to be scheduled on Wednesday, January 25, 2023 at 3:00 pm. Commissioner Hendrix provided a second. The motion carried 5-0.

Consideration of a request from staff to designate a 2013 Ford F150 4X4 (#0153) as surplus and authorization to advertise for sale

Commissioner Robinson made a motion to table this item. Vice-Chairman Jones provided a second. The motion carried 5-0.

Report from Chairman

Chairman Thrift requested an update from the Sheriff on how much it costs to house a prisoner in another County. \$80 per prisoner per day.

Report from County Administrator

- Inflation letter from Allgreen
- Tax Assessor Board approved a compensation plan

Report from the County Attorney

Mr. Gross requested Executive Session to discuss personnel

Reports from Commissioners

Commissioner Thomas representing Commission District 1, had nothing to report.

Vice-Chairman Jones representing Commission District 2, requested an update on the Excelsior Ch. Rd pipe repair.

Commissioner Robinson representing Commission District 3, had nothing to report.

Commissioner Hendrix representing Commissioner District 4, had nothing to report.

Executive Session –


Commissioner Thomas moved to exit into Executive Session to discuss personnel at 6:24 p.m. Vice-Chairman Jones provided a second to the motion. The motion carried 5-0.

Vice-Chairman Jones moved to exit Executive Session and reconvene the regular meeting at 6:57 p.m. Commissioner Hendrix provided a second to the motion. The motion carried 5-0.


Vice-Chairman Jones moved to authorize the signing of the *Closed Meeting Affidavit* certifying that executive session was for personnel. Commissioner Robinson provided the second to the motion. The motion carried 5-0.

Adjournment

Commissioner Thomas moved to adjourn the meeting at 6:58 p.m. Commissioner Hendrix provided a second to the motion. The motion carried 5-0.



Maranda K. Lank, Clerk
Attest



Chairman, Glyn Thrift

BOARD OF COMMISSIONERS OF CANDLER COUNTY

Glyn Thrift
Chairman

Brad Jones
Vice-Chairman

Bryan Aasheim
County Administrator

Gregory Thomas
Commissioner

David Robinson
Commissioner

Blake Hendrix
Commissioner

CLOSED MEETING AFFIDAVIT

STATE OF GEORGIA
COUNTY OF CANDLER

AFFIDAVIT OF CHAIRMAN OR PRESIDING OFFICER

Glyn Thrift, Chairman of the Board of Commissioners of Candler County, being duly sworn, states under oath that the following is true and accurate to the best of his knowledge and belief:

1.
The Board of Commissioners of Candler County met in a duly advertised meeting on January 17, 2023

2.
During such meeting, the Board voted to go into closed session.

3.
The executive session was called to order at 6:24 p.m.

4.
The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

_____ Consultation with the county attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. 50-14-2(1);

_____ Discussion of tax matters made confidential by state law as provided by O.C.G.A. 50-14-2(2);

_____ Discussion of the future acquisition of real estate as provided by O.C.G.A. 50-14-3(4);

Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. 50-14-3(6);

_____ Other

This 17th day of January 2023.

Sworn to and subscribed before me
This 17th day of January 2023.

Maranda K. Lank
Notary Public



Glyn Thrift
Glyn Thrift, Chairman
Board of Commissioners of Candler County

Exhibit A

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF CANDLER COUNTY TO ADOPT A MORATORIUM ON THE USE OF NON-HUD COMPLIANT STRUCTURES

WHEREAS, the Board of Commissioners of Candler County is the governing authority for Candler County, Georgia; and

WHEREAS, the Georgia Constitution and the general laws of the State of Georgia grant the local governing authority of each county jurisdiction to control all county property and to further adopt such ordinances and regulations as necessary to protect the public health, public safety and general welfare of its citizens; and

WHEREAS, under authority of the Constitution of the State of Georgia and O.C.G.A. § 8-2-170 et seq., a county may establish standards, conditions and inspection programs for all structures used or intended to be used for human habitation; and

WHEREAS, promotion and maintenance of property values within the jurisdiction and health and general welfare of citizens of Candler County are furthered by adoption of standards for the conditions of structures capable of human habitation;

WHEREAS, Candler County deems it necessary and desirable to continue to study the health and safety of non-HUD approved structures used for human habitation as well as to study the impact that such structures would have on existing communities within the County; and

WHEREAS, Candler County deems it necessary and desirable to review its ordinances that address the establishment of structures for human habitation that are non-HUD approved within Candler County, Georgia.

WHEREAS, Candler County deems it necessary and desirable to prohibit any and all structures that are not considered manufactured homes, mobile homes, modular homes, and site built dwellings. The aforementioned structures are defined as follows:

- (a) Manufactured home shall be defined as structures transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electric systems contained therein; except that such term shall include any

structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42, U.S.C. Section 5401, et seq.

- (b) Mobile homes shall be defined as structures transportable in one or more sections which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained therein and manufactured prior to June 15, 1976.
- (c) Modular homes shall be defined as any structure or component thereof which is wholly or in substantial part made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly and installation on a building site and has been manufactured in such a manner that all parts or processes cannot be inspected at the installation site without disassembly to, or destruction thereon. Component means any assembly, subassembly, or combination of parts for use as part of a building, which may include structural, electrical, plumbing, mechanical, and fire protection systems and other systems affecting health and safety.
- (d) Site Built Dwelling or stick-built dwellings shall be defined as residential buildings or structures that are built on the construction site and not designed or intended to be moved or relocated. Site-Built dwellings shall meet the following codes: International Residential Code (IRC), with Georgia Amendments; International Plumbing Codes (IPC), with Georgia Amendments; International Energy Efficiency Code (IECC) with Georgia Amendments; and the National Electrical Code (NEC).

WHEREAS, Candler County deems it necessary and desirable to review its ordinances that address the permitting of multiple structures on the same lot; and

WHEREAS, the Georgia Supreme Court has held that a moratorium with response to application of any ordinance may be put in place for a reasonable period of time without the necessity of complying with the notice requirements of the Georgia Zoning Procedures Law; and

WHEREAS, Candler County finds it appropriate that a moratorium barring the acceptance of applications for permits and placement of non-HUD approved structures intended to be used for human occupation in Candler County for 300 days is necessary; and

NOW, THEREFORE BE IT RESOLVED, that Candler County does hereby enact a moratorium barring the acceptance of any applications for permits pursuant to any and all statutes, ordinances, regulations, rules, and requirements, for placement and/or use of non-HUD compliant structures. This resolution shall be effective immediately upon its adoption for the public's health, safety, and welfare demanding it.

IT IS FURTHER RESOLVED, under the Supreme Court case of Cannon v. City of Hampton, 255 Ga. 63, 335 S.E.2d 294 (1985), the Supreme Court stated, "Where a landowner makes a substantial change in position by expenditures and reliance on the probability of the issuance of a building permit, based upon an existing zoning ordinance and the assurances of zoning officials, he acquires vested rights and is entitled to have the permit issued despite a change in the zoning ordinance which would otherwise preclude the issuance of a permit." Pursuant to this case, Candler County recognizes that, unknown to Candler County, de facto vesting may have occurred. The following procedures are established to provide exemptions from the moratorium where vesting has occurred:

- (a) A written application, including verified supporting data, documents and facts, may be made requesting a review by the County Administrator of Candler County at a scheduled meeting of any facts or circumstances which the applicant feels substantiates a claim for vesting and the grant of an exemption.

SO RESOLVED AND ADOPTED this 17 day of January, 2023.



CANDLER COUNTY, GEORGIA

Glyn Thrift, Chairman

ATTEST:
Kelli Lank, County Clerk

Exhibit B

STATE OF GEORGIA

COUNTY OF CANDLER

AMENDMENT TO THE CANDLER COUNTY
MOBILE HOME ORDINANCE

WHEREAS, the Board of Commissioners of Candler County is charged with the responsibility of protecting the health, safety and welfare of the citizens of Candler County and as such, is authorized to enact ordinances governing activities and properties in the unincorporated areas of Candler County, Georgia;

WHEREAS, the Board of Commissioners finds that regulations concerning the use and occupancy of certain structures is in the best interests of the citizens of Candler County;

WHEREAS, in order to more effectively and efficiently enforce the Candler County Mobile Home Ordinance, the Board of Commissioners desires to amend the Candler County Mobile Home Ordinance so as to not require mobile home location decals and;

NOW THEREFORE, be it resolved by the Candler County Board of Commissioners that the Candler County Code of Ordinances, entitled "Candler County Mobile Home Ordinance", is hereby amended to include the following:

- (A) Article Four is hereby amended to include the following: "4.7 Replacement of Existing Mobile Homes: Residents who seek to replace existing mobile homes must conform with any and all approval and permit requirements established by the Candler County Board of Commissioners for new mobile homes. Residents shall have thirty (30) days from issuance of the

mobile home location permit as described in 4.5. Further, residents shall be granted an additional thirty (30) days for removal of the old mobile home upon request to the Candler County Tax Assessor’s office. Any and all additional time shall be approved by the Candler County Board of Commissioners.”

- (B) Article Five is hereby repealed.
- (C) Article Six is hereby amended to include the following: “6.3 Prohibitions Against Mobile Homes Used for Storage: any and all mobile homes used for storage purposes are prohibited within the confounds of Candler County, Georgia.”

Adopted, approved and enacted this 17 day of January, 2023, at the Regular Meeting of the Board of Commissioners of Candler County.

CANDLER COUNTY BOARD OF COMMISSIONERS



By: *Glynn Thrift*
Glynn Thrift, Chairman

Attest: *Kellie Lank*
Kellie Lank, Clerk

Exhibit C

Fiscal Agent Designation and Acceptance Agreement

COUNTY: Candler

The Candler County Board of Commissioners agrees to serve as the Fiscal Agent for the Candler County Family Connection Inc. for the period of July 1, 2023 through June 30, 2024.

The Fiscal Agent certifies they 1) understand this is a 12 month commitment, 2) understand expenses are reimbursable on a quarterly basis, 3) agree to receive all financial correspondence and payments relating to the funds, and make all records available for any required financial audit, 4) have appropriate accounting and financial systems to document costs incurred and claims made and 5) agree the local Family Connection collaborative governing body is the body responsible for all decisions associated with budgeting of these funds, but will ensure such decisions shall be in compliance with the Fiscal Agent's own policies and procedures.

Family Connection Collaborative Chairperson:

Signature2

Print Name: Dennis Allen

Date2

Fiscal Agent:

Fiscal Agent's fiscal year end date (month and day):
June 30

DocuSigned by:
Bryan Aasheim

Signature1

Print Name: Bryan Aasheim

Title: County Manager

01/18/2023

Date1

Family Connection Coordinator:

Signature3

Print Name: Lisa Rigdon

Date3

Exhibit D

CANDLER COUNTY BOARD OF COMMISSIONERS

FY2024 BUDGET

PROPOSED BUDGET SCHEDULE

Feb 20	•Budget request packets/letters go out
March 31	•Budget packets due
April 1	Due date for Fire Budget Review Committee to meet
April 3	1 st Regular Meeting
April 5	•Budget meeting notice run in Metter Advertiser
April 17	2 nd Regular Meeting
May 1	1 st Regular Meeting
May 4	•Budget – Revenue
May 9	•Budget – Legislative, Executive, Administrative, Equalization, IT, Public Buildings, UGA Extension, Family Connection, Fund 270 (SSD)
May 11	•Budget – Tax Commissioner, Tax Assessor, Superior Court, Clerk of Court, State Court, Magistrate Court, Probate Court
May 15	2 nd Regular Meeting
May 16	•Budget – Sheriff, Detention, EMA, EMS, Coroner
May 18	•Budget – Roads, Collections, Solid Waste, Recreation
May 23	•Budget – SPLOST (321), TSPLOST (335), LMIG (250), E911, ARPA (230), Pareto (601)
May 25	• Budget – Open Date
May 24	•Budget Hearing Advertisement for June 5 th public hearing
May 30	•Budget – Open Date
June 1	•Budget – Personnel
June 5	1 st Regular Meeting / Budget Public Hearing
June 19	2 nd Regular Meeting / Budget Adoption
June 26	•Budget – Adoption (BACKUP DATE)

Budget Meetings will be from 4:00 PM to 7:00 PM at the County Commission Offices

U

||

||