

BOARD OF COMMISSIONERS OF CANDLER COUNTY, GEORGIA

AGENDA

REGULAR MEETING

5:00 P.M.

February 19, 2024

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. Shelly Eikenberg, 2322 Cool Springs Church Rd – Request for speed bumps to be added to Cool Springs Church Rd
5. Application for Commission approval, permit, or variance –
 - a. Regan, Lori – Application for an extension of time for a location permit under section 3.6 Issuance of Location Permit of the Candler County Manufactured Home Ordinance
6. Approval of Minutes –
 - a. February 5, 2024 1st Regular Monthly Meeting
7. Old Business
 - a. Consideration of the proposed bid cost and notice to proceed to Pope Construction for the construction of the Candler County Jail facility
 - b. Consideration of a proposal from Southeast Fire & Burglar for an access control system for the Candler County EMS building
 - c. Consideration of a proposed Noise and Sound Control Ordinance to be enacted by the Board of Commissioners of Candler County
8. New Business
 - a. Consideration of a proposal from Terracon for environmental monitoring services at the Candler County Landfill at a cost of \$6,500
 - b. Consideration of a request from the County Administrator to designate for surplus certain county equipment and vehicles and authorization to advertise for bid
 - c. Consideration of a proposed schedule submitted by the County Administrator for budget meetings for the FY2025 county operating and capital budgets
 - d. Discussion regarding solar panel farms and economic incentives for located in Candler County
 - e. Consideration of an appointment to the SDS Fire Committee for the FY25 budget year
 - f. Review and discussion of proposed ordinances
 - i. Manufactured Home Ordinance
 - ii. Manufactured Home Park and Tiny House Park Ordinance
 - iii. Tiny House Ordinance
9. Report from Chairman
10. Report from County Administrator

BOARD OF COMMISSIONERS OF CANDLER COUNTY, GEORGIA

AGENDA

REGULAR MEETING

5:00 P.M.

February 19, 2024

11. Report from Attorney
12. Reports from Commissioners
13. Executive Session
14. Adjournment

Board of Commissioners of Candler County
Monday, February 19, 2024
5:00 p.m.

The Board of Commissioners of Candler County met for the regular monthly meeting on Monday, February 19, 2024, at 5:00 p.m., in the Commissioners' boardroom at 1075 East Hiawatha Street, Suite A, Metter, Georgia. Vice-Chairman Blake Hendrix presided with Commissioners Gregory Thomas, Brad Jones and David Robinson in attendance. Also attending were County Administrator Bryan Aasheim (remotely) and County Clerk, Kellie Lank. Attorney Cindy Delgado sat in for County Attorney Kendall Gross. Jerri Goodman represented the Metter Advertiser.

The following guests were present at the meeting: Jimmy Twiggs, Candler County EMS Interim Director and Xavier Winkler, Candler County EMS Director; Sheriff, John Miles and Captain Justin Wells, Candler County Sheriff's Office; Cheyenne Lanier, Candler County Chief Tax Assessor. Andy Bryant, Gary Howard; Alanda, Swinton and Cody Sikes; Josie Swindell, Summer Hutchens, Preston Moore, Jonathan Wilkinson, Judy Ridener, Lori Regan and Stanley Slater.

Call to Order

Vice-Chairman Hendrix called the meeting to order at 5:00 p.m.

Invocation and Pledge of Allegiance

Commissioner Robinson delivered the invocation and Vice-Chairman Hendrix led the *pledge of allegiance*.

Approval of the Agenda

Mr. Aasheim requested the agenda be amended to modify and add the following items:

- 8. New Business
 - e. **Consideration of an appointment to the SDS Fire Committee for the FY25 budget year**
 - f. **Review and discussion of proposed ordinances**
 - i. **Manufactured Home Ordinance**
 - ii. **Manufactured Home Park and Tiny House Park Ordinance**
 - iii. **Tiny House Ordinance**

Commissioner Thomas made a motion to approve the agenda as amended. Commissioner Jones provided a second to the motion. The motion carried 4-0.

Citizens wishing to address the Commission

Shelly Eikenberg, 2322 Cool Springs Church Rd – Request for speed bumps to be added to Cool Springs Church Rd

Ms. Eikenberg was not present at this meeting. Administrator Aasheim summarized Ms. Eikenberg's complaint about the traffic speed on Cool Springs Church Road and her request that speed bumps be added to the road to slow speeding traffic near her residence along Cool Springs Church Road. Vice-Chairman Hendrix agreed with Administrator Aasheim that Georgia Department of Transportation would not permit a speedbump be placed in a 45-mph speed area.

Application for Commission approval, permit or variance –

Regan, Lori – Application for an extension of time for a location permit under section 3.6 Issuance of Location Permit of the Candler County Manufactured Home Ordinance

Administrator Aasheim invited Ms. Regan to step up to the podium and speak to the Commissioners on an application for an extension of time for a location permit under section 3.6 Issuance of Location Permit of the Candler County Manufactured Home Ordinance. Ms. Regan approached and made her request explaining the mobile home came later than expecting and this will be the second extension. However, the mobile home is on site and only in need of the well, septic and electric hook-up being completed. Cheyenne Lanier, Chief Tax Assessor, spoke to Ms. Regan's circumstance and explained this particular situation is different than others in the sense that the mobile home is already on the property and that all this extension would be serving is the purpose to allow for utility and plumbing connections. Further, Ms. Regan has paid for two reinspection fees due to delays from the manufacturer.

Commissioner Robinson made a motion to grant Ms. Regan a 60-day extension. Commissioner Thomas provided a second. The motion carried 3-1, with Commissioner Jones voting against the motion stating he would be fine with a 30-day extension but not extending a 60-day extension.

Approval of the Minutes –

February 5, 2024 1st Regular Monthly Meeting

Commissioner Hendrix made a motion to approve the February 5, 2024 1st Regular Monthly Meeting minutes. Commissioner Thomas provided a second. The motion carried 4-0.

Old Business

Consideration of the proposed bid cost and notice to proceed to Pope Construction for the construction of the Candler County Detention Center

Administrator Aasheim presented the proposed bid cost of \$10,437,880.00 along with an accounting of the current resources available to the County and the cost estimates for Pope Construction's proposal for the construction of the Candler County Detention Center. The Jail Committee, Sheriff Miles and Captain Wells reviewed and agreed to all changes made to the original bid which was roughly \$11,500,000.00. Administrator Aasheim provided an itemized list of the approved changes. The Contingency was decreased from \$150,000.00 to \$100,000.00. Pope Construction also included a reduction in their fees. Commissioner Jones spoke about the specs for the camera system and plumbing. Administrator Aasheim concluded with the guaranteed maximum price on the proposed bid and construction of the project is not the total cost of the project because there will be additional items of FF&E and equipment that is not included in the construction, anticipated cost range could be from \$250,000.00 to \$500,000.00 that is likely to be drawn from SPLOST. Provided the proposal is approved, Pope Construction estimates the groundbreaking to be in the next two to three weeks.

Commissioner Thomas made a motion to accept the bid cost \$10,437,880.00 and provide the notice to proceed to Pope Construction for the construction of the Candler County Detention Center. Commissioner Robinson provided a second. The motion carried 4-0.

Consideration of a proposal from Southeast Fire & Burglar for an access control system for the Candler County EMS Building.

Administrator Aasheim stated he had not been provided the proposal for this item and requested the Commission move to table the Consideration of a proposal from Southeast Fire & Burglar for an access control system for the Candler County EMS Building.

Commissioner Robinson made a motion to table the item Consideration of a proposal from Southeast Fire & Burglar for an access control system for the Candler County EMS Building as. Commissioner Thomas provided a second to the motion. The motion carried 4-0.

Consideration of a proposed ordinance for Noise and Sound Control to be enacted by the Board of Commissioners of Candler County, Georgia.

Administrator Aasheim opened the floor for discussion about a proposed ordinance for Noise & Sound Control to be enacted by the Board of Commissioners of Candler County, Georgia. Mr. Swinton Sikes approached the podium and presented a petition with twenty-eight signatures imploring the Commission to adopt an ordinance that the Candler County Sheriff's Office can duly enforce noise and sound control.

Commissioner Jones made a motion to table the item Consideration of a proposed ordinance for Noise and Sound Control to be enacted by the Board of Commissioners of Candler County, Georgia. Commissioner Robinson provided a second to the motion. The motion carried 4-0.

New Business

Consideration of a proposal from Terracon for environmental monitoring services at the Candler County Landfill at a cost of \$6,500

Administrator Aasheim presented a proposal from Terracon for environmental monitoring services at the Candler County Landfill at a cost of \$6,500. This is the annual contract with a \$500.00 price increase from 2023.

Commissioner Jones made a motion to accept the proposal from Terracon for environmental monitoring services at the Candler County Landfill at a cost of \$6,500. Commissioner Thomas provided a second. The motion carried 4-0. (Exhibit A)

Consideration of a request from the County Administrator to designate for surplus certain county equipment and vehicles and authorization to advertise for bid

Administrator Aasheim requested the Commissioners consider designating for surplus certain county equipment and authorization to advertise for bid. The equipment staff recommends to surplus is listed below:

1. 2004 Ford F150 2X4 (#3610) mileage unknown
2. 2009 Ford F150 4X4 (#0615) 209,433 miles
3. 1986 Hyster Trailer (#4369)
4. Wire Mesh Trailer X2
5. EZ-GO Golf Cart (#4074)-from Recreation Department

Commissioner Thomas made a motion to designate for surplus the recommended county equipment and vehicles listed and authorization Administrator Aasheim to advertise for bid. Vice-Chairman Hendrix provided a second. The motion carried 3-0, with Commissioner Robinson abstaining.

Consideration of a proposed schedule submitted by the County Administrator for budget meetings for the FY2025 county operating and capital budgets

Administrator Aasheim submitted a proposed schedule for budget meetings for the FY2025 county operating and capital budgets for the Boards consideration.

Commissioner Robinson made a motion to approve the proposed FY2025 budget schedule. Vice-Chairman Hendrix provided a second. The motion carried 4-0. (Exhibit B)

Discussion regarding solar panel farms and economic incentives for located in Candler County

Administrator Aasheim gave an overview of the Board's past position and lack of support for offering economic incentives to solar panel development companies. The commission discussed solar panels farms, the jobs generally attached to them, economic incentives and decommissioning of the sites. The commission requested that the county attorney review state law related to enforcement of bonds set for decommission of a solar farm. No further action was taken on this item.

Consideration of an appointment to the SDS Fire Committee for the FY25 budget year

Administrator Aasheim requested the Commissioners appoint a fellow commissioner to represent the County on the SDS Fire Committee for the FY25 budget year. Commissioner Jones, who has consistently been the representative from the County, has indicated his desire to run for County Commission Chairman in the 2024 general Election which requires he resigning his seat as District 2 Commissioner. Administrator Aasheim explained that since Commissioner Jones will be resigning his seat, he will not be able to be a part of that budget committee.

Commissioner Jones requested the newly selected Vice-Chairman Blake Hendrix to represent the County on the FY2025 SDS Fire Committee. Commissioner Thomas provided a second to the motion. The motion carried 3-0, Vice-Chairman Hendrix abstained from the vote.

Commissioner Jones added the committee meeting should be coming up in the next few weeks and the Fire Committee meets in the Town of Pulaski's Fire Department Building.

Review and Discussion of proposed ordinances

- ii. **Manufactured Home Ordinance**
- iii. **Manufactured Home Park and Tiny House Park Ordinance**
- iv. **Tiny House Ordinance**

Commissioner Jones made a motion to table the item Review and Discussion of proposed ordinances until the March 4, 2024 meeting. Commissioner Thomas provided a second. The motion carried 4-0.

Report from Chairman

Chairman Thrift was not present at this meeting.

Report from County Administrator

Administrator Aasheim expressed his appreciation for Mr. Jimmy Twiggs for his service to Candler County for stepping into the interim role as EMS Director and bridging the gap for Candler County. The Board joined Administrator Aasheim with extending their sincerest gratitude to Mr. Twiggs. He then requested an Executive Session for personnel.

Report from the County Attorney

Attorney, Cindy Delgado, had nothing to report from the legal standpoint.

Reports from Commissioners

Commissioner Jones (District 2)

Commissioner Jones requested repairs are made to the office door at the administration building and the EMS building door.

Executive Session – Personnel

Commissioner Thomas moved to exit into Executive Session to discuss personnel at 5:49 p.m. Commissioner Robinson provided a second to the motion. The motion carried 4-0.

Commissioner Robinson moved to exit Executive Session and reconvene the regular meeting at 5:56 p.m. Commissioner Thomas provided a second to the motion. The motion carried 4-0.

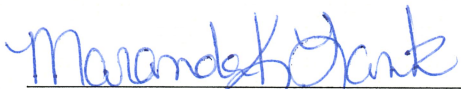
Commissioner Jones moved to authorize the signing of the *Closed Meeting Affidavit* certifying that executive session was for personnel. Commissioner Thomas provided the second to the motion. The motion carried 4-0.

Vice-Chairman Hendrix made a motion to hire EMTA, Leah Davis to a full-time position at Candler EMS. Commissioner Jones provided the second. The motion carried 4-0.


Commissioner Jones made a motion to hire Dylan Guerrero as a full-time field maintenance employee at the recreation department. Vice-Chairman Hendrix provide the second to the motion. The motion carried 4-0.

Adjournment

Commissioner Thomas moved to adjourn the meeting at 5:58 p.m. Commissioner Robinson provided the second to the motion. The motion passed 4-0.



Maranda K. Lank, Clerk
Attest



Vice-Chairman, Blake Hendrix

BOARD OF COMMISSIONERS OF CANDLER COUNTY

Glyn Thrift
Chairman

Bryan Aasheim
County Administrator

Blake Hendrix
Vice-Chairman

Gregory Thomas
Commissioner

Brad Jones
Commissioner

David Robinson
Commissioner

CLOSED MEETING AFFIDAVIT

STATE OF GEORGIA
COUNTY OF CANDLER

AFFIDAVIT OF CHAIRMAN OR PRESIDING OFFICER

Blake Hendrix, Vice-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 February 19, 2024

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

3.
The executive session was called to order at 5:49 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);

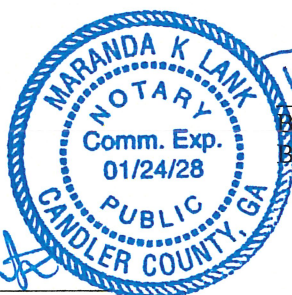
_____ Discussion of the future acquisition of real estate as provided by O.C.G.A. 50-14-3(4);

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 19th day of February 2024.

Sworn to and subscribed before me
this 19th day of February 2024.



[Signature]
Blake Hendrix, Vice-Chairman
Board of Commissioners of Candler County

[Signature]
Notary Public

1075 EAST HIAWATHA STREET, SUITE A, METTER, GEORGIA 30439
(912) 685-2835 FAX (912) 685-4823



514 Hillcrest Industrial Blvd
Macon, GA 31204
P (478) 757-1606
F (478) 757-1608
Terracon.com

February 6, 2024

Board of Commissioners of Candler County, Georgia
1075 East Hiawatha St, Suite A
Metter, GA 30439

Attention: Mr. Bryan Aasheim
County Administrator

SUBJECT: 2024 Continuation of Environmental Monitoring Services
Candler County Landfills
Terracon Project Number: HN105675

Dear Mr. Aasheim:

Terracon Consultants, Inc. (Terracon) appreciates the opportunity to provide our services to Candler County. As you know, Geotechnical & Environmental Consultants, Inc. (GEC), a Terracon Company, has provided data evaluation, statistical analysis, and reporting services for the Candler County Landfills since 2011. Our environmental services pricing for 2024 will be increased from the 2023 pricing for the following facilities:

SR 121 – CONSTRUCTION/DEMOLITION/INDUSTRIAL LANDFILL
PERMIT NO.: 021-005D(SL)

SR 121 – PHASE I MSWL
PERMIT NO.: 021-001D(SL)

SR 121 – PHASE 2 SUBTITLE D LANDFILL
PERMIT NO.: 021-006D(SL)

Candler County has historically contracted Environmental Monitoring Services, LLC (EMS) to perform the sampling of the wells and surface water points at the landfill. Terracon will continue performance of data evaluation, statistical analysis, and reporting in accordance with the Georgia Environmental Protection Division's (EPD) Unified Guidance titled "Statistical Analysis of Groundwater Monitoring Data at RCRA Facilities" dated March 2009 and the Landfills approved Groundwater Monitoring Plans.

Explore with us



Terracon's 2024 cost for providing the statistical analysis and reporting services for the Candler County Landfills are broken down as follows:

	2024 Budget
PHASE I MSWL	\$2,450
CONSTRUCTION/DEMOLITION/INDUSTRIAL LANDFILL	\$1,600
PHASE 2 SUBTITLE D LANDFILL	\$2,450
Total	\$6,500

If this cost revision for continued environmental services meets with your approval, please sign the below and return a copy to our Macon, Georgia office. If you should have any questions or comments regarding this cost revision, please contact either of the undersigned at 478-757-1606.

Sincerely,
Terracon Consultants, Inc.

Stephen Gessler
Staff Scientist

Gregg Stephens, P.G.
Senior Geologist

cc: Robert Heller-HHNT, Inc.

Board of Commissioners of Candler County, Georgia approves the cost revision detailed above

Name: _____

Signature: _____ Date: _____