

**REGULAR MONTHLY MEETING
PIKE COUNTY BOARD OF COMMISSIONERS**

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, May 31, 2022, at 6:30 p.m. in the Courthouse, Main Courtroom, at 16001 Barnesville Street, Zebulon. Chairman Briar Johnson convened the meeting and Commissioners Tim Daniel, Tim Guy, Jason Proctor and James Jenkins attended. County Manager Brandon Rogers, and County Clerk Angela Blount were also present. (O.C.G.A. § 50-14-1(e) (2)). Due to unforeseen circumstances County Attorney Rob Morton was unavailable to attend the meeting.

1. CALL TO ORDERChairman J. Briar Johnson

2. INVOCATION.....Ben Maxedon

3. PLEDGE OF ALLEGIANCE..... Chairman J. Briar Johnson

4. APPROVAL OF THE AGENDA - (O.C.G A. § 50-14-1 (e) (1))

Motion/second by Commissioners Guy/Daniel to approve the agenda, motion carried 5-0.

5. APPROVAL OF THE MINUTES - (O.C.G.A. § 50-14-1(e) (2))

- a. Minutes of the May 11, 2022, Regular Monthly Meeting.
- b. Minutes of the May 16, 2022, Special Called Meeting.
- c. Minutes of the May 16, 2022, Executive Session.
- d. Minutes of the May 26, 2022, Special Called Meeting.
- e. Minutes of the May 26, 2022, Executive Session.

Motion/second by Commissioners Proctor/Guy to approve Minutes of the May 11, 2022 Regular Monthly Meeting, Minutes of the May 16, 2022 Special Called Meeting, Minutes of the May 16, 2022 Executive Session, Minutes of the May 26, 2022 Special Called Meeting, and Minutes of the May 26, 2022 Executive Session, motion carried 5-0.

6. INVITED GUEST

- a. Matt Bidwell, MSI Benefits Group Inc, to discuss Insurance Premiums.

Matt Bidwell with MSI Benefits Group Incorporated provided an insurance benefits packet to the Commissioners to reference. Anthem Blue Cross/Blue Shield, the current insurance provider, has a 38.95% increase in premium. Currently, Anthem annual premium is \$1,203,687, the employee cost is \$194,612 with a total net annual cost to the county of \$1,009,075. The Renewal with Anthem would increase the annual premium to \$1,672,479. The county pays 85% of the cost, the employee cost would increase to \$264,006 and the county net cost would increase to \$1,408,474. The best insurance option is Aetna Insurance plan that consist of having a Health Reimbursement Arrangement, HRA. This plan would keep the insurance premium about 2% lower than what is being paid now. The county would have to add some health reimbursement dollars in the amount of \$84,750 which will put the net increase at about 7.63% or about \$76,994. The way a HRA Plan works you can visit your family doctor, urgent care and get generic drugs, these benefits are available and do not require a deductible to be met, they only require a copay. If a brand name drug/specialty drug is used, need to see a specialist doctor, or need to go to the emergency room, a deductible must be met first. The health reimbursement dollars that the county puts in, \$84,750, provides every member a minimum amount of money to cover towards the deductible. An example is employee only insurance has a deductible in the amount of \$2,500, the first \$750 that will go towards the deductible is paid by the county and the other \$1,750 would be paid by the employee for the deductible to be met. If an employee is covering their spouse or children, each employee gets \$1,000 in the HRA account. If an employee is covering their family, the employee will get \$1,500 in the HRA account. The first part of the deductible is paid for by the county. This type of plan is called consumer driven because the employee watches the funds in the account and are careful how they are spent. The county does have the option of offering a traditional plan as well as a HRA plan. The employee will pay more to get into the traditional plan. The deductible on a traditional plan only applies to hospitalization and surgery. The traditional plan will be offered with three different scenarios (1) employee is 100% responsible for the total cost (2) employee paying half of the difference (3) employee only having to pay 35% of the difference. The employee contribution under the current base Anthem Plan is \$48.57 per pay period and the Anthem employee buy-up is paying \$65.47 per pay period. The employee contribution under the base Aetna Plan is \$64.21 per pay period and the employee buy-up is paying \$94.97. By doing the HRA option with Aetna, the employee contribution per pay period would be \$48.20. If the county kept traditional plan for everyone, a dual option 100% employee buy up would be an increase of 7.63% to the county and the employee only will be contributing \$142.20 per pay period. The dual option 50% employee buy up, if ALL employees selected the buy up option, maximum county net cost would increase 16.31% to \$1,173,616. The employee only will be contributing \$96.20 per pay period. The dual option 35% employee buy up, if ALL employees selected the buy up option, maximum county cost would increase 21.43% to \$1,225,305. The employee only will be contributing \$81.10 per pay period. Chairman Johnson asked what it would look like if the county paid 100% for employees and 50% for children and spouses. Mr. Bidwell stated he would have to run the numbers, but it would not differ a lot. Mr. Bidwell stated he never likes to pay 100% of the employee cost, because technically if you pay 100% of the premium you make employees enroll in it. Mr. Bidwell would be all for paying 95% of employee cost. Chairman Johnson asked if you pay 100% is it required all employees enroll. Mr. Bidwell stated yes but if you

pay 95% you have accomplished what you want by making it more affordable. Chairman Johnson stated he wants to do what is best for the employees and staff. Commissioner Jenkins asked if employees could have a choice between Aetna HRA plan and Aetna Traditional plan. Mr. Bidwell replied yes, and the county needs to consider on the traditional dual option to pay 50% or 35% buy up. Mr. Bidwell reminded the Board of Commissioner that if a plan is not in place within the next ten days or so, Anthem will have to be paid a one-month premium that includes the 38.95% increase until the county gets a plan in place. Commissioner Jenkins asked Mr. Bidwell about the input he received when he met with all the departments. Mr. Bidwell stated they all were very polite. Chairman Johnson stated he has heard from several employees who go to specialists. Mr. Bidwell stated the traditional plan would be the copay to see the specialist and the HRA plan is subject to a deductible first.

Motion/second by Commissioners Daniel/Jenkins to approve the Aetna HRA plan and the Aetna Traditional Dual Option buy up where county pays 65%, motion carried 5-0.

7. REPORTS FROM COMMISSIONS, DEPARTMENTS, COMMITTEES, AUTHORITIES

- a. Monthly Reports submitted from County Departments and County Authorities, including a Revenue/Expenditure Statement for all departments and a summary check register. *There are no Department reports as they will be provided during the first Board meeting in June. Revenue/Expenditure Statement and Detail Check Register is included.*

Motion/second by Commissioners Proctor/Daniel to accept reports, motion carried 5-0.

- b. County Manager Report

Update on County finances for the following funds/accounts:

General Fund	\$5,400,658.80
Fire Dept. Donations.....	\$7,520.60
Cash Reserve Account.....	\$378,734.96
Jail Fund	\$32,184.74
E-911 Fund	\$367,076.71
DATE Fund	\$39,425.05
Juvenile Court Fund.....	\$12,634.16
Residential Impact Fee	\$1,187,832.38
Commercial Impact Fees	\$169,877.92
C.A.I.P FUND	\$37,869.82
General Obligation SPLOST Tax Bond Sinking Fund, 2016.....	\$1,529,485.37
L.M.I.G. Grant (DOT).....	\$724,049.45

- c. County Manager Comment

No comments at this time.

- d. Commissioner Reports

District 1 – Commissioner Daniel – Brazier Road is finished and looks good, Thanked Public Works. Asked everyone to keep the family of Tamara Jarrett in your prayers. Ms. Jarrett was a former Commissioner.

District 2 – Commissioner Guy – No report.

District 3 – Commissioner Proctor – No report.

District 4 – Commissioner Jenkins – No report.

At-Large Chairman Briar Johnson- asked the Board how they would like to reply to Mitul Patel who spoke in Town Hall about a referendum for alcohol package stores in the county. Commissioner Daniel stated that would be something that they would have to get with the County Attorney about. County Manager Rogers asked the Chairman if he would like for him to get with County Attorney about the referendum. Chairman Johnson replied yes, he would like to discuss the referendum.

- e. County Attorney Report to Commissioners – absent

8. UNFINISHED BUSINESS

- a. Second Reading of Text Amendment of the Pike County Code of Ordinances Title III: Administration, Chapter 33 Boards, Commissions, Authorities, and Other Organizations.

County Manager Brandon Rogers stated this is the combining of the Planning Commission Board and the Board of Appeals. No changes have been made since the First Reading that was presented at the last Board of Commissioners regular monthly meeting.

Motion/second by Commissioners Jenkins/Guy to approve the Second Reading of Text Amendment of the Pike County Code of Ordinances Title III: Administration, Chapter 33 Boards, Commissions, Authorities and Other Organizations, motion carried 5-0.

9. NEW BUSINESS

- a. Consider one appointment to the Pike County Joint Board of Elections and Registration to fill an unexpired four-year term, set to expire December 31, 2022. *Applicant has met criteria.*

Applicants are Charles Kelly Barrow and Lynn Vickers. County Manager Brandon Rogers and the Elections Supervisor recommendation is Lynn Vickers.

Motion/second by Commissioners Proctor/Daniel to appoint Lynn Vickers to the Pike County Joint Board of Elections and Registration, motion carried 5-0.

Commissioner Proctor thanked Charles Barrow for applying for the Board and encouraged him to please continue to apply for other Boards. Lynn Vickers was chosen since she retired from the Registrar's Office. Commissioner Daniel thanked Mr. Barrow for applying for the Board of Elections and Registration.

- b. Approve/deny Impact Fee request in the amount of \$327,712.08 for Parks and Recreation Phase 1A project.

The Chairman of the Pike County Parks and Recreation Board, Chris Childress, addressed the Board stating they are asking for \$327,712.08 in Impact Fees for the Phase 1A project. At the time Parks and Recreation Authority, PCPRA, asked to be put on the agenda, the PCPRA understood that there was \$77,377.91 in Impact Fee money already requested to be used for Phase 1A. Again, at the time of the agenda request, the PCPRA understood there to be a total of \$327,712.08 in unrequested Impact Fee money. Parks and Recreation requested the \$327,712.08. If the Commission approves the request, it will make a total of \$405,089.99 available for Phase 1A. The Commission was made aware that the PCPRA intends to use the Impact Fee Money for site work; and the PCPRA intends to start using the United Bank Loan (\$850,000.00) to finish the building. The Board of Commissioners agreed at a previous meeting to pay \$6,400.00/ month for the United Bank loan. Both, the building, and site work, are part of Phase 1A. Some additional numbers of interest at the Parks and Recreation are: If the Commission's approval of the PCPRA Impact Request of \$327,712.08, that will leave a balance of unrequested impact money in the amount of \$72,769.19, Phase 1A building contract price is \$902,195.28. McLeroy has submitted two pay applications representing 21% completion in the amount of \$186,067.48. This has been paid out of Impact Fee Money that was requested at a prior Commission meeting, current Phase1A building contract remaining balance is \$734,734.55. The PCPRA intends to utilize the United Bank loan to pay that balance, the PCPRA anticipates that the approved Impact Fee money for Phase 1A plus the remainder of the unrequested balance will be enough to complete Phase 1A site work. The sum of approved and unrequested, as of the time of the Commission meeting, is \$477,859.18. That number should increase as Impact Fees continue to be collected by the County. Chris Childress did mention to the Commission that there was an initial desire for the PCPRA to request \$20,000.00 in Impact Fee money to add to money saved by the Recreation Department to construct covered batting cages. The PCPRA did not request that money at the Commission Meeting. The desire is still there, though, understanding Phase 1A site work has higher priority.

Motion/second by Commissioners Daniel/Guy to approve use of Impact Fees in the amount of \$327,712.08 for Parks and Recreation Phase 1A project, motion carried 5-0.

- c. Discussion of Ambulance Contract.

County Manager Brandon Rogers addressed the Board stating each of them have been provided with a last-minute draft of the ambulance contract provided by Ameripro. In the meeting packet is the ambulance contract that the Board discussed in the last meeting and was reviewed by the County Attorney. The contract received today, states this agreement is a one-year agreement and as discussed in the initial meeting, the agreement is for 5 years. With a 5-year agreement the subsidy only goes up 3% per year. Also in the contract, section 1.2, the language needs to be removed regarding the purpose of a retainer in the event the County loses its state license. This does not relate to Pike County as Pike County already has its zone. Commissioner Jenkins asked if it was in the contract if they are not fully staffed, are they fined. CM Rogers stated section 2.1.1 stated the provider shall be responsible for providing two (2) ambulances, twenty-four (24) hours a day, seven (7) days a week, 365 days a year, dedicated to 911 calls for emergency requests throughout the Pike County coverage areas (i.e., the Pike County Emergency Services Zone) Failure of the provider to provide at least one Paramedic level provider on every responding 911 call will result in the following deductions from the provider's monthly invoice, for which the parties expressly agree that this provision is a reasonable approximation of the damages incurred, that are incapable of calculation to a mathematical certainty and shall not be construed as a penalty: for each non-compliant response, \$1,000.00 per instance. CM Rogers asked the Board if they want to charge the \$1,000.00 per instance or per day. The Board agreed if they go down then they are automatically fined. Section 1.1, the 120-day notice provision has been left, notice provision seems to be a long period of time and may want to change that to 90 days which is what is in the current Veterans contract. Ameripro also would like the verbiage added under section 1.3.2 Due to the national shortage of paramedics, and the short prep time for this agreement, the provider will be exempt from fines for performance during the ramp up phase of 90 days. Provider will report staffing to County Manager to notify of any unforeseen deficiencies. The Board of Commissioners agreed to add this verbiage, allow them a 90-day grace period with the short time Ameripro had to get a contract together. County Attorney Rob Morton will have to review the contract with the changes before accepting the contract. The contract with the changes will be presented to the Board of Commissioners

after reviewed by County Attorney at the Boards regular monthly meeting on June 8, 2022, meeting for approval. The service providers are scheduled to swap over on June 10, 2022.

- d. Approve/deny SUB-22-04 - Richard T. Hatchett, owner and Dustin Shaw, applicant are requesting a major 18-lot subdivision (Oak Grove Phase VI & V). The applicant is requesting preliminary plat approval. Property Location: Southside of Oak Grove Trail, West of Ethridge Mill Road. Land Lots: 136 of the 2nd Land District. Parcel ID: Portion of 086 084. Acreage: 46.6 acres. Commission District 3rd, Commissioner Jason Proctor. FEMA Data: Does not lie within a flood zone.

Correction in Description: Oak Grove Phase IV & V

Planning and Development Director, Jeremy Gilbert, addressed the Board stating the request before them is an 18-lot major subdivision with new infrastructure proposed southside of Oak Grove Trail and east of Ethridge Mill Road Griffin, GA. The subject property is currently zoned R-20, Single-Family Residential-2,000 Sq Ft. Each proposed lot will be equal to or larger than the required 2-acre minimum with the largest proposed lot being 5.58 acres. Each lot will be serviced by private septic and county water. Pike County Water and Sewer Authority confirms there is access to public utilities and are required to be connected as the development is within 2,500 feet of existing water systems. Pike County Health Department will permit each system individually as the lots apply for permits. The applicant is requesting to build the proposed subdivision out in two phases. The first phase will const of 12 lots and the second phase consists of 6 lots. The proposal for the different phases is related to the addition of the new proposed street. The applicant is proposing to install the new water line along the existing road and plat those lots before starting construction on the new road. The request if for the preliminary plat only and will be brought back at a later date for final plat approval. R-20 zoning will remain. Under current code, houses will have to be 2,000 square feet or more of heated space. The name of the subdivision will be "Oak Grove Phase IV & V". This name does not conflict with any other named subdivision in Pike County. Staff and the Planning Commission recommends approval of the preliminary plat with one condition: (1) The applicant needs to meet with the Homeowners Association for Oak Grove Subdivision and listen to their concerns. Commissioner Jenkins asked on the flag lots, what will the set back be between a flag lot and a regular lot. Mr. Gilbert replied to the setback should be a minimum of 35 feet. Lots 18, 16, 15, 14, and 9 have a stream that runs through them, there is a 25-foot buffer on each side of the stream. Commissioner Daniel asked under their current Homeowners Association for Oak Grove Subdivision, will the new section be a part of the current Homeowners Association. Mr. Gilbert stated that would be hard to say that it would be up to the property owner and the current Homeowners Association for Oak Grove Subdivision.

Motion/second by Commissioners Proctor/Jenkins to approve preliminary plat for SUB-22-04 with one condition, motion carried 5-0. Condition is as follows:

- 1) **The applicant needs to meet with the Homeowners Association for Oak Grove Subdivision and listen to their concerns.**

- e. Approve/deny SUB-22-05 - W. Gregory Daniel and Michele P. Daniel owners and applicant are requesting a major 5-lot subdivision (Daniel Estates). The applicant is requesting concurrent preliminary and final plat approval. Property Location: Westside of Fossett Road, South of Highway 18, Zebulon, GA. 30295. Land Lots: 50 & 51 of the 9th Land District. Parcel ID: 054 023D. Acreage: 24.90 acres. Commission District: 1st, Commissioner Tim Daniel. FEMA Data: Does not lie within a flood zone.

Per applicant, agenda item postponed to the next Board of Commissioners regular monthly meeting on June 8, 2022.

- f. **PUBLIC HEARING:** To receive public input regarding SE-22-01. Matthew and Patricia Armstrong owner and applicant request a special exception to operate a general home occupation for property located at 2482 Highway 362, Williamson, GA 30292 in Land Lot 157 of the 1st District, further identified as Parcel ID 050 012F. The property consists of 34.62 +/- acres and the request to allow operate a hair salon as a general home occupation. Commission District 4th, Commissioner James Jenkins. FEMA Data: Does not lie within a flood zone.

Planning and Zoning Director, Jeremy Gilbert, addressed the Board stating the request before them is for a special exception to operate a general home occupation (Hair Salon) located at 2482 Highway 362 Williamson, GA 30292. The applicant/owner is seeking a special exception to allow a general home occupation, hair salon, in the basement of the existing home currently on the subject property. There appears to be adequate room to accommodate a few clients parking spaces at the home. According to the applicant as well as the proposed layout of the hair salon, the applicant is utilizing less than the allowable square footage allowance in the code of 25%. The proposed hair salon is only 390 square feet, and the total square footage of the house is 4,742. The subject property is zoned A-R, Agricultural-Residential. Per the guidelines for A-R zoning, general home occupations are permissible via special exception process. Planning Staff and Board of Appeals recommends the application for special exception for approval with the following conditions: (1) A business license/annual renewal shall be required before the business can operate., (2) Proper Signage if installed shall conform with the requirements outlined in the general home occupation permissions and governed by Chapter 158 of the Pike County Code.

In Favor
Claire Cannon

Oppose
No one came forth.

Motion/second by Commissioners Jenkins/Proctor to approve SE-22-01 with two conditions, motion carried 5-0. Conditions are as follows:

- 1) A business license/annual renewal shall be required before the business can operate.**
- 2) Proper Signage if installed shall conform with the requirements outlined in the general home occupation permissions and governed by Chapter 158 of the Pike County Code.**

10. PUBLIC COMMENT - NONE

11. EXECUTIVE SESSION - NONE

12. ADJOURNMENT

Motion/second by Commissioners Guy/Proctor to adjourn at 8:01 p.m., motion carried 5-0.

J. Briar Johnson, Chairman

Angela Blount, County Clerk