

AGENDA ITEM SUMMARY

Date: October 18, 2021

Item Number:

7A

ITEM SUMMARY:

The request for Case #210807 (Terrell Scott for Malachi House), is for a Special Use Permit to allow a church youth ministry. The subject property is currently zoned RM-75 (Multi-Family Residential). The subject property recognized as Tax Parcel ID #M21-01021000, is located at 312 Rogers Street.

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed in accord with schedule herein:

- 9/14/21 Municipal Planning Commission Workshop
- 10/12/21 Municipal Planning Commission Public Review
- 10/7/21 City Council Workshop
- 10/18/21 City Council Public Hearing & Vote

RECOMMENDATION (Community Development Director):

MPC

SPECIAL USE PERMIT

Motion for Approval with Staff Recommendation - Stanley Head

Second – Calvin McClenden

➤ Vote: 5-0 Approved

CDD –Approval as requested by Applicant with Stipulations.

ATTACHMENTS:

- ORD #21-10-18001 (SUP)
- P/Z Final Staff Report

Submitted by:

Charles Reese, Community Development Director

Diane Johnson, City Planner

**STATE OF GEORGIA
CITY OF MCDONOUGH**

ORDINANCE NO. 21-10-18001(SUP)

AN ORDINANCE, PURSUANT TO MCDONOUGH CODE OF ORDINANCES SECTION 17.104.020(A)(1), AMENDING THE ZONING MAP OF THE CITY OF MCDONOUGH; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCDONOUGH AND IT IS HEREBY ORDAINED BY AUTHORITY HEREOF:

SECTION 1.

This ordinance applies to the following real property per the application filed by Terrell and Brandy Scott for Malachi House:

All that lot, tract or parcel of land, otherwise known as 312 Rogers St. (Parcel #M21-01021000), lying and being in Land Lot(s) 155 of the 7th District of Henry County, Georgia, consisting of 0.308 +/- acres and being more particularly described on Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2.

The above property is hereby zoned RM-75 (Multi-Family Residential) with a Special Use Permit allowing a church facility/youth counseling center and subject to the new conditions of development contained in Exhibit "B," attached hereto and incorporated herein by reference.

SECTION 3.

The sections, subsections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any section, subsection, paragraph, sentence, clause or phrase shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining section, subsections, paragraphs, sentences, clauses and phrases of this ordinance.

SECTION 4.

All ordinances and parts of ordinances in conflict herewith are expressly repealed.

SECTION 5.

This ordinance shall become effective immediately upon adoption.

So ordained this 18th day of October, 2021.

CITY OF MCDONOUGH, GEORGIA

BILLY COPELAND, MAYOR

ATTEST:

APPROVED AS TO FORM:

JANIS PRICE, CITY CLERK

CITY ATTORNEY

Exhibit A
Legal Description (See Attached)

Legal Description – 312 Rodgers Street

All that tract or parcel of land lying and being in Land Lot 155 of the 7th Land District, City of McDonough, Henry County, Georgia as shown on that certain Boundary Survey prepared for Passion Life Church, dated August 14, 2021, and bearing the seal of Brian J. Douglas, Georgia Registered Land Surveyor Number 3373, and being more particularly described as follows:

COMMENCING at a nail set in asphalt at the intersection of the centerline of Church Street and the centerline of Rodgers Street: Thence South 05 Degrees 33 Minutes 56 Seconds East a distance of 304.80 feet to a 1.5" open-top pipe found on the easterly right of way of Rodgers Street (having an apparent 30' right of way width), said pipe also being the POINT OF BEGINNING.

Thence leaving said right of way of Rodgers Street North 88 Degrees 00 Minutes 00 Seconds East a distance of 180.91 feet to a 1/2" rebar found; Thence South 01 Degrees 32 Minutes 33 Seconds West a distance of 77.94 feet to a 1.5" open-top pipe found; Thence North 89 Degrees 41 Minutes 25 Seconds West a distance of 180.37 feet to a 1.5" open-top pipe found on the easterly right of way of Rodgers Street; Thence along said right of way North 01 Degrees 21 Minutes 15 Seconds East a distance of 70.64 feet to a 1.5" open-top pipe found, said pipe also being the POINT OF BEGINNING.

Said property contains 13,410 square feet or 0.308 acres more or less.

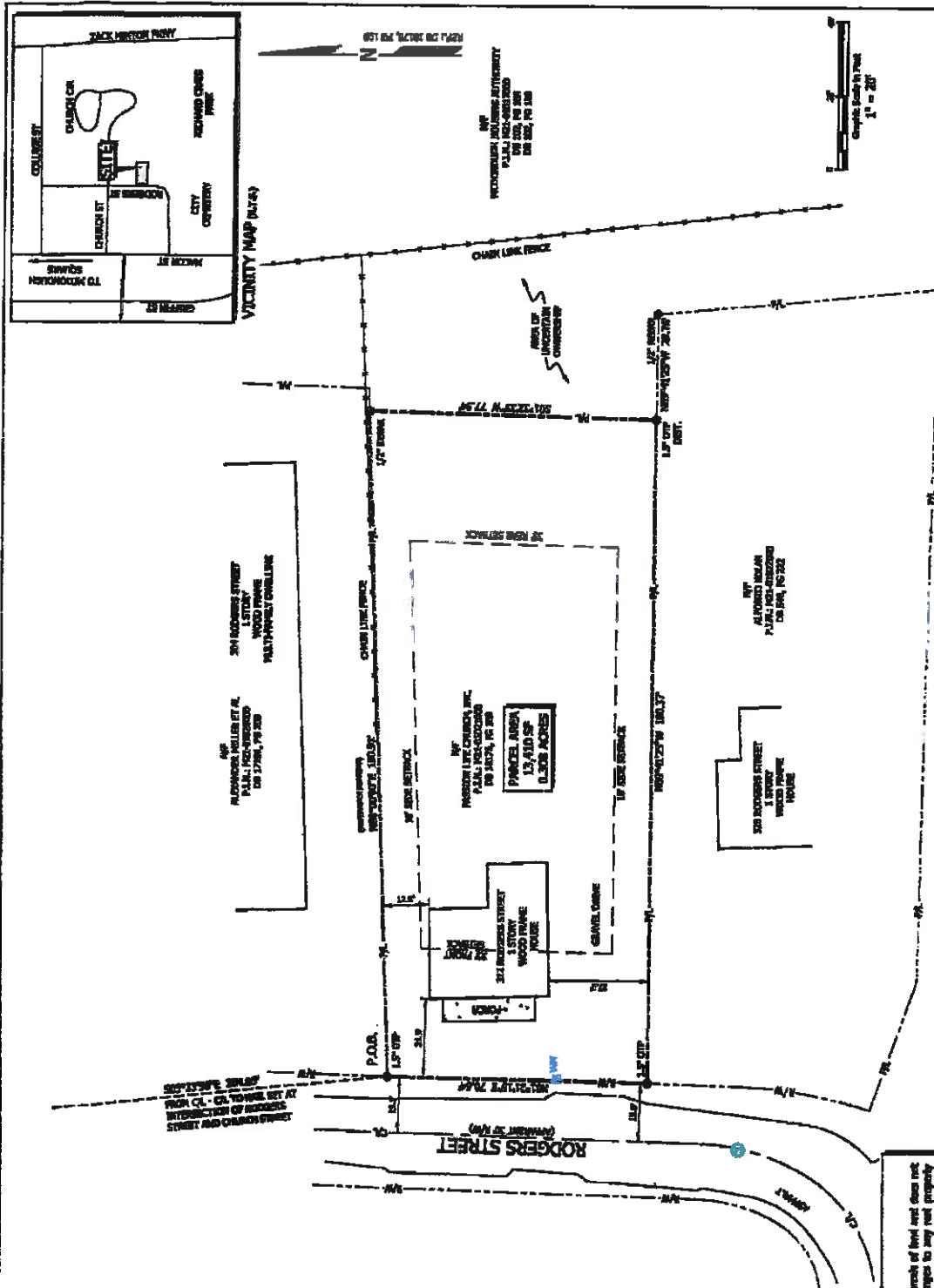


Exhibit B
Conditions of Development

REFER TO FINAL STAFF REPORT



City of McDonough, Georgia

Community Development Department

Rezoning Staff Report *(For Recommendation Only)

Case Petition:

#210807

Applicant:

Terrell & Brandy Scott for the Malachi House

Address/Location:

312 Rogers Street

Council District:

Rufus Stewart

Request:

Land Lot(s)/District:

Land Lot(s) 155 of the 7th District

Tract Size:

Approximately 0.308 acres +/- (M21-01021000)

Meetings:

➤ 09/14/2021

Planning Commission Workshop

➤ 10/07/2021

City Council Workshop

➤ 10/12/2021

Planning Commission "Public Review"

➤ 10/18/2021

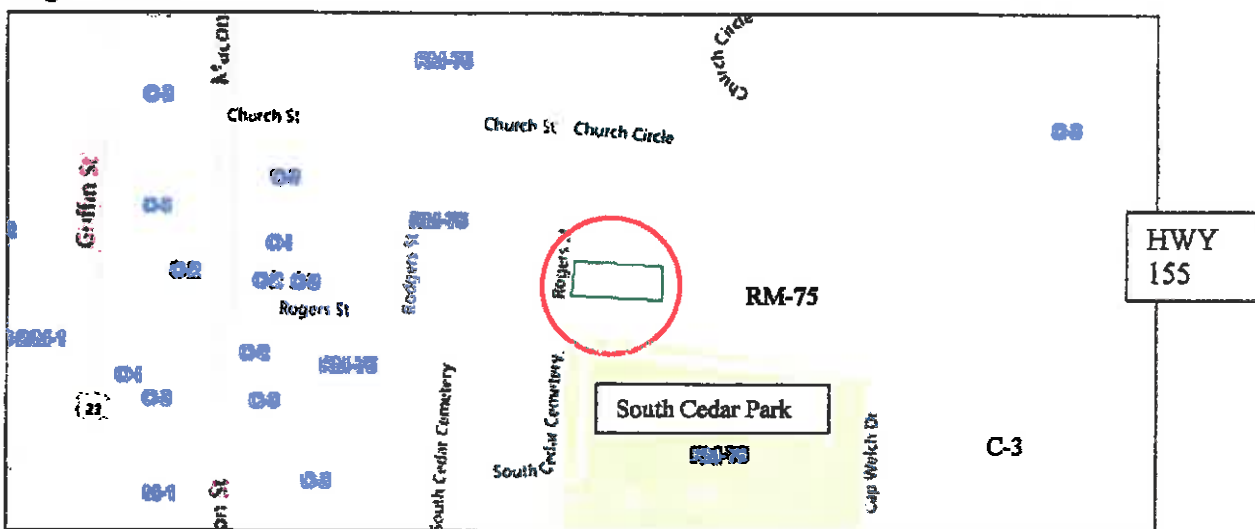
City Council "Public Hearing"

Community Development Staff recommendationStaff recommends **Approval** of the Special Use Permit

The Special Use Permit is to allow Passion-Life Church to expand its outreach ministry within the local region to offer after-school programs and parental education in finance and parenting.

Background Information

The subject property is presently zoned **RM-75 (Single Family Residential)** and is located 312 Rogers Road.

**SITE MAP**

Professional Staff (City/Henry County/State) Analysis:

Section 17.104.050 Review by other agencies

- Police Chief (Mr. Ken Noble) – Not applicable at this time
- Fire Chief (Mr. Steve Morgan) – Property will need to meet any required life safety and accessibility codes
- City Engineer (Mr. Mark Whitley) - Not applicable at this time
- Building Official (Mr. Mark Dobson) – Not applicable at this time
- Public Works Director (Mr. Ronnie Thompson) – Not applicable at this time
- Henry County Board of Education (Ms. April Brown) - Not applicable at this time
- Henry County Dept. of Transportation (Mr. David Simmons) - Not applicable at this time
- Henry County Environmental Health Dept. (Ms. Glenda Scott) - Not applicable at this time
- Henry County Water Authority (Ms. Fritz Jacques) - Not applicable at this time
- Georgia Department of Transportation (Mr. Donald Wilkerson) - Not applicable at this time

Infrastructure:

Water Service: City of McDonough

Sewer Service: City of McDonough

Electricity: Georgia Power

Telephone: TBD

Cable Television: TBD

Schools: Not affected by petition request per scope of work

Staff Analysis: (Refer to Chapter 17.104 Amendments)

Section 17.104.048 Standards of Review for Rezoning

- A(1.) The subject property is bordered by the following (refer to Zoning Maps):

North Boundary

Zoning: R-50

Land Use: Single Family Residential

East Boundary

Zoning: RM-75

Land Use: Single Family Residential

South Boundary

Zoning: RM-75

Land Use: Single Family Residential

West Boundary

Zoning: C-3

Land Use: Commercial

A(2.) The possible creation of an isolated district unrelated to adjacent and nearby districts;

Answer: No. Because the SUP request is to support a church outreach program within a residential neighborhood setting and it is in alignment with the adjacent single family residential zoning districts. This facility will be utilized to educate both the school children in after-school programs and teach parents about finance and better parenting skills.

- A(3.) The population density pattern and possible increase or overtaxing load on public facilities including, but not limited to, schools, utilities, and streets;

Answer: No impact to the population density pattern and possible increase on public facilities are expected due to the scope of work and minor scale of the proposed development on-site.

- **A(4.)** The cost of the City and other governmental entities in providing, improving, increasing, or maintaining public utilities, schools, streets, and other public safety measures;
Answer: Minimal or no cost to the City or other governmental entity is expected due to the scope of work and minor scale of the proposed development on-site.
- **A(5.)** The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, and water quantity.
Answer: Minimal impacts are expected with respect due to the existing as built conditions of the subject property, scope of work, and minor scale of the proposed development on site.
- **A(6.)** Whether the proposed Zoning Map amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations;
Answer: The stipulations, customarily associated with the development standards are expected to create compatibility with and enhance the value of adjacent & nearby properties.
- **A(7.)** Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;
Answer: No, the existing RM-75 (Multi-Family Residential) zoning designation does allow for a Special Use District for a church.
- **A(8.)** The aesthetic effect of existing and future use of the property as it relates to the surrounding area;
Answer: It is expected, per the inclusion of the stipulations recommended, that the subject property will be compatible with adjacent properties developed within recent years per the existing as built conditions, the scope of work, scale of the proposed development on-site.
- **A(9.)** The extent to which the proposed Zoning Map amendment is consistent with the Land Use Plan;
Answer: Refer to FLUM map
- **A(10.)** The possible effects of the proposed Zoning Map amendment to the character of a Zoning district, a particular piece of property, neighborhood, a particular area, or the community.
Answer: The proposed amendment, including proposed land use, is deemed to be compatible with the zoning and land uses encompassing the subject property.
- **A(11.)** The relation that the proposed Zoning Map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these regulations;
Answer: The proposed development, inclusive of the stipulations recommended by staff, is expected to be a catalyst for continuation of re-development and/or adaptive re-use of properties within the Town Center Region.
- **A(12.)** Applications for a Zoning Map amendment which do not contain specific site plans carry a rebuttal presumption that such rezoning shall adversely affect the zoning scheme;

Answer: Applicant submitted photos of the existing, as built conditions present on-site and proposed parking.

- **A(13.)** The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight;

Answer: The proposed development, inclusive of the stipulations recommended by staff, is expected to not adversely affect the integrity of the residential properties

- **A(14.)** In those instances in which property fronts a major thoroughfare and also adjoins an established residential neighborhood, the factor or preservation of the residential area shall be considered to carry great weight.

Answer: The proposed development, inclusive of the stipulations recommended by staff, is expected to provide an effective land use transition.

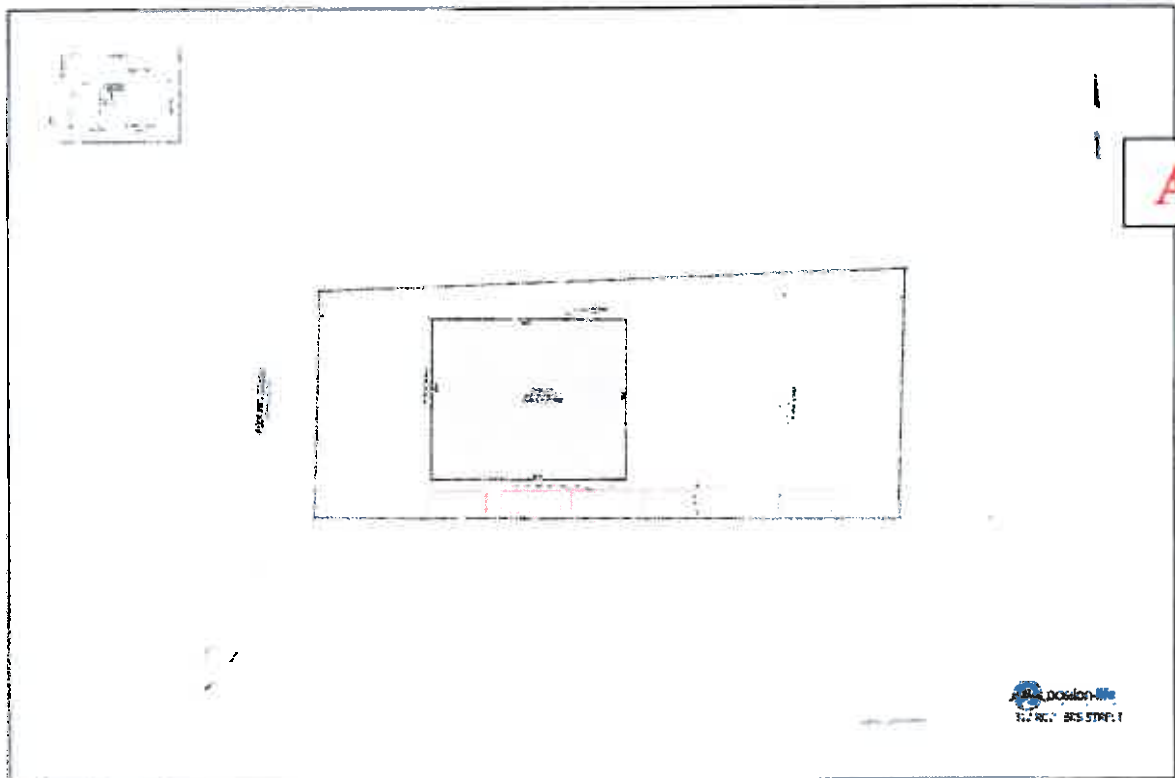
Final Staff Recommendation by: Charles Reese, Community Development Director

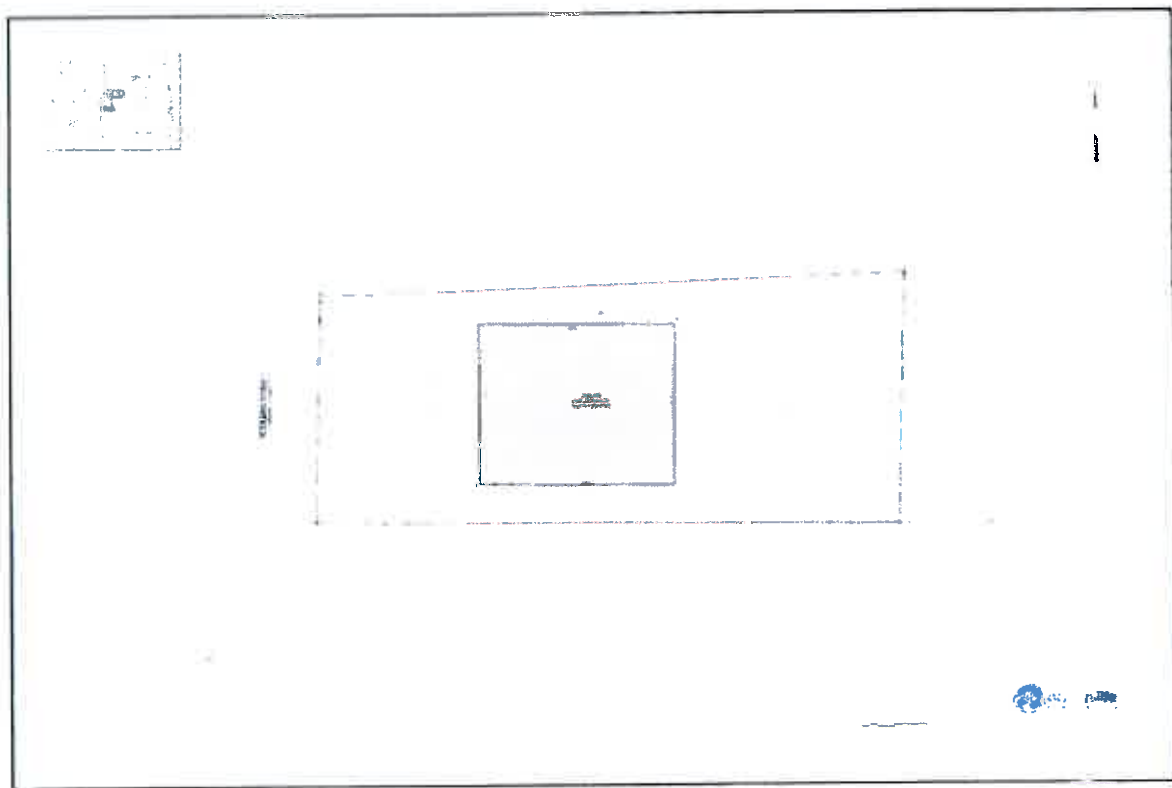
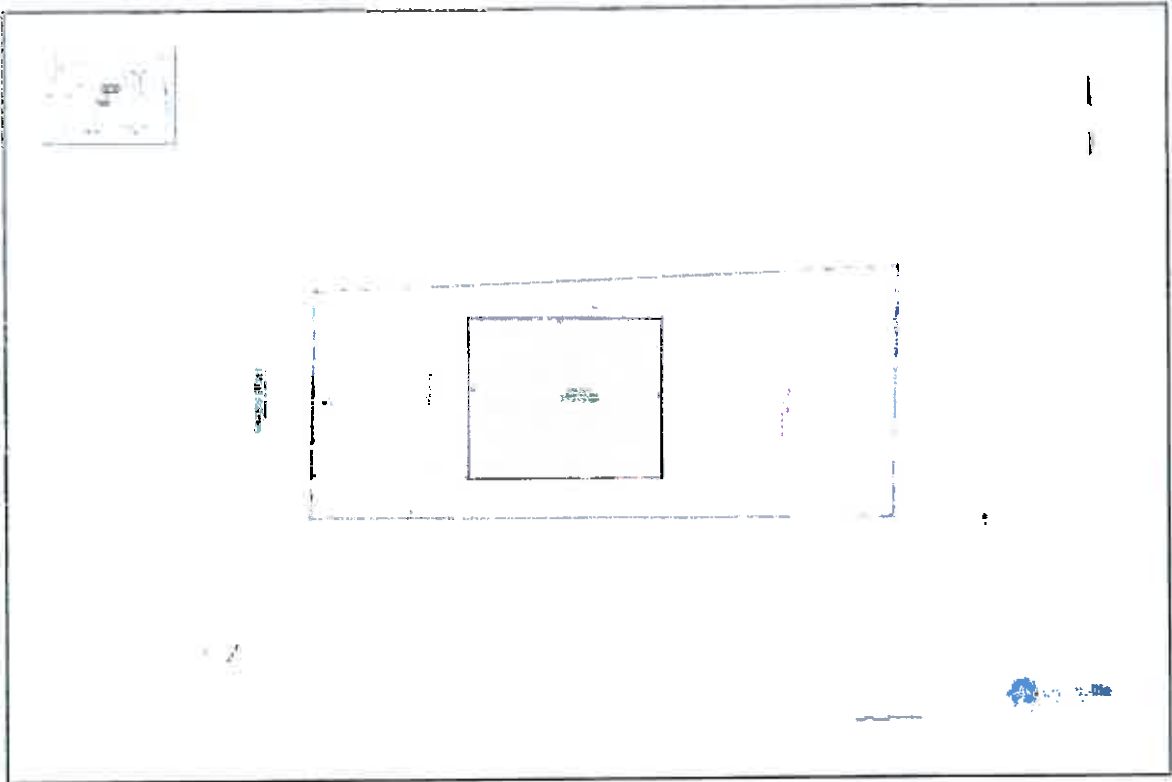
Staff recommends ***Approval*** of the **Rezoning** to ***SUP*** (Special Use) ***0.308 +/- acres & Approval of rezoning from RM-75 to SUP*** with the following conditions:

Reasonable Conditions

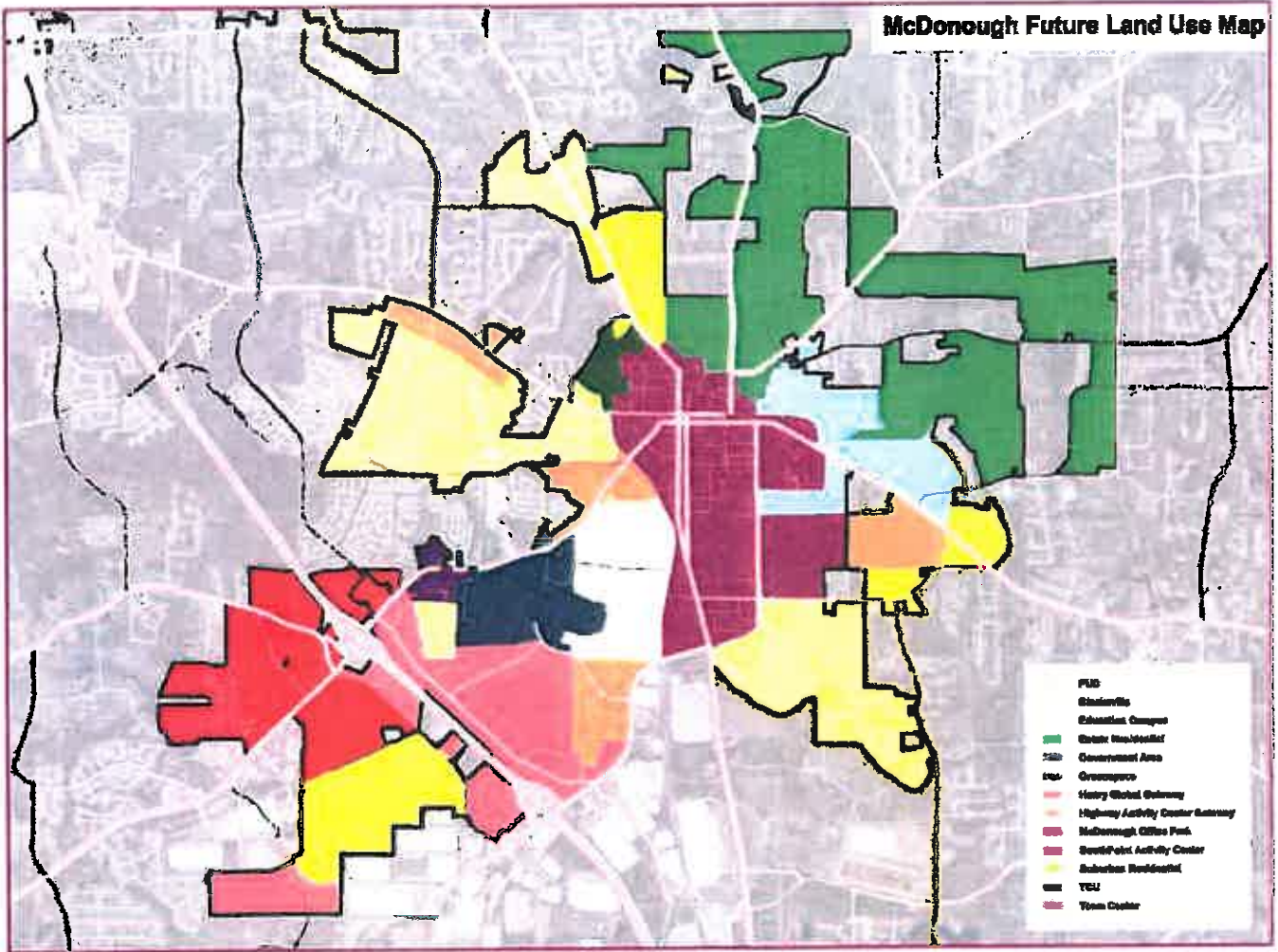
- New structure shall remain residential in appearance
- The SUP is specific to Passion-Life /The River Refuge Community Outreach Center and would revert back to RM-75 use if the Community Outreach Center closes.
- If any improvements are made to the property current code compliance would be required and any and all required permits would have to be obtained.
- No over-night stay or activities will be allowed
- All vehicles may be parked on site within a defined parking area, i.e., backyard and along driveway. Staff recommends utilizing the parking diagram A as a starting point in defining the backyard parking as it reflects the same amount or more spaces as shown in the other two suggested parking scenarios. Staff recommends the parking area in the backyard to be developed with a pervious pavement material.

General Code Compliance. The proposed project shall be developed consistent with the conditions in this report and all codes and ordinances of the City of McDonough, the State of Georgia, and all other applicable regulatory agencies, including licensing from the State Department of Business and Professional Regulation.





McDonough Future Land Use Map



AGENDA ITEM SUMMARY

Date: October 18, 2021

Item Number:

7B

ITEM SUMMARY:

The request for Case #210805 (City of McDonough), is for an annexation with a lateral rezoning of McDonough Zoning (MCDZ). The subject property is located on Turner Church Road and further recognized as Tax Parcel ID #105-01061002 & 105-01061004.

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed in accord with schedule herein:

- 10/12/2021 Municipal Planning Commission Workshop
- 11/9/2021 Municipal Planning Commission Public Review
- 10/18/2021 City Council Workshop
- 11/15/2021 City Council Public Hearing

RECOMMENDATION (Community Development Director):

PENDING FINAL STAFF REPORT and Planning Commission Public Review

ATTACHMENTS:

- P/Z Initial Staff Report

Submitted by:

Charles Reese, Community Development Director
Diane Johnson, City Planner



**City of McDonough
Community Development Department
136 Keys Ferry Street, 3rd Floor
McDonough, GA 30253
Phone (678) 432-4622
Fax (678) 432-4665**

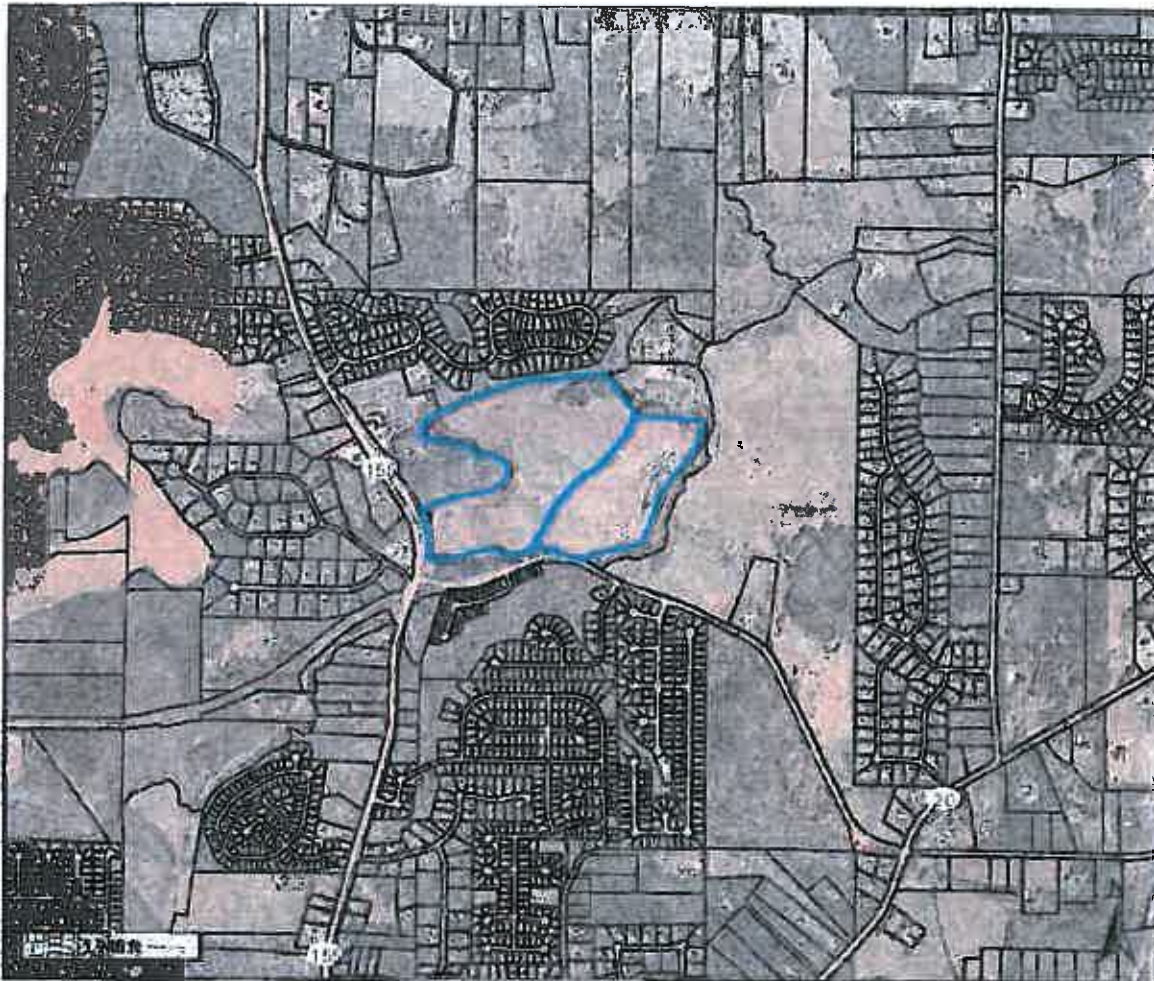
MEMORANDUM

DATE: October 4, 2021
TO: City and County Reviewing Agencies
CC: Municipal Planning Commission Members
FROM: Tina Tebo, Executive Assistant to Community Development Director
SUBJECT: Initial Review of Proposed Petition(s) Request – Case #210805

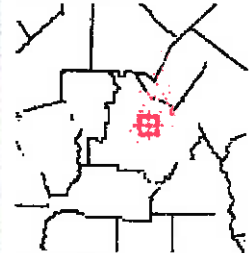
Please see the below information along with the attached supporting documents for your review and comments. Please contact me with any questions.

Applicant: City of McDonough for Turner Church Road (McDonough Tracts)
Request: Annexation with lateral rezoning to MCDZ
Zoning History: MCDZ-County
Tax-Parcel ID#: 105-01061002 & 105-01061004
Address: Turner Church Road
Tract Size: Approximately 103.48 +/- acres (Tract 1 – 91.44 & Tract 2 – 12.04)
Location: Land Lot(s) 70 & 71 of the 7th District
Infrastructure: Water & Sewer Service: City of McDonough
Electrical Service: Snapping Shoals EMC
Telephone: TBD
Cable: N/A

Attachments:



Overview



Legend

- ☐ Parcels
- ☐ Roads

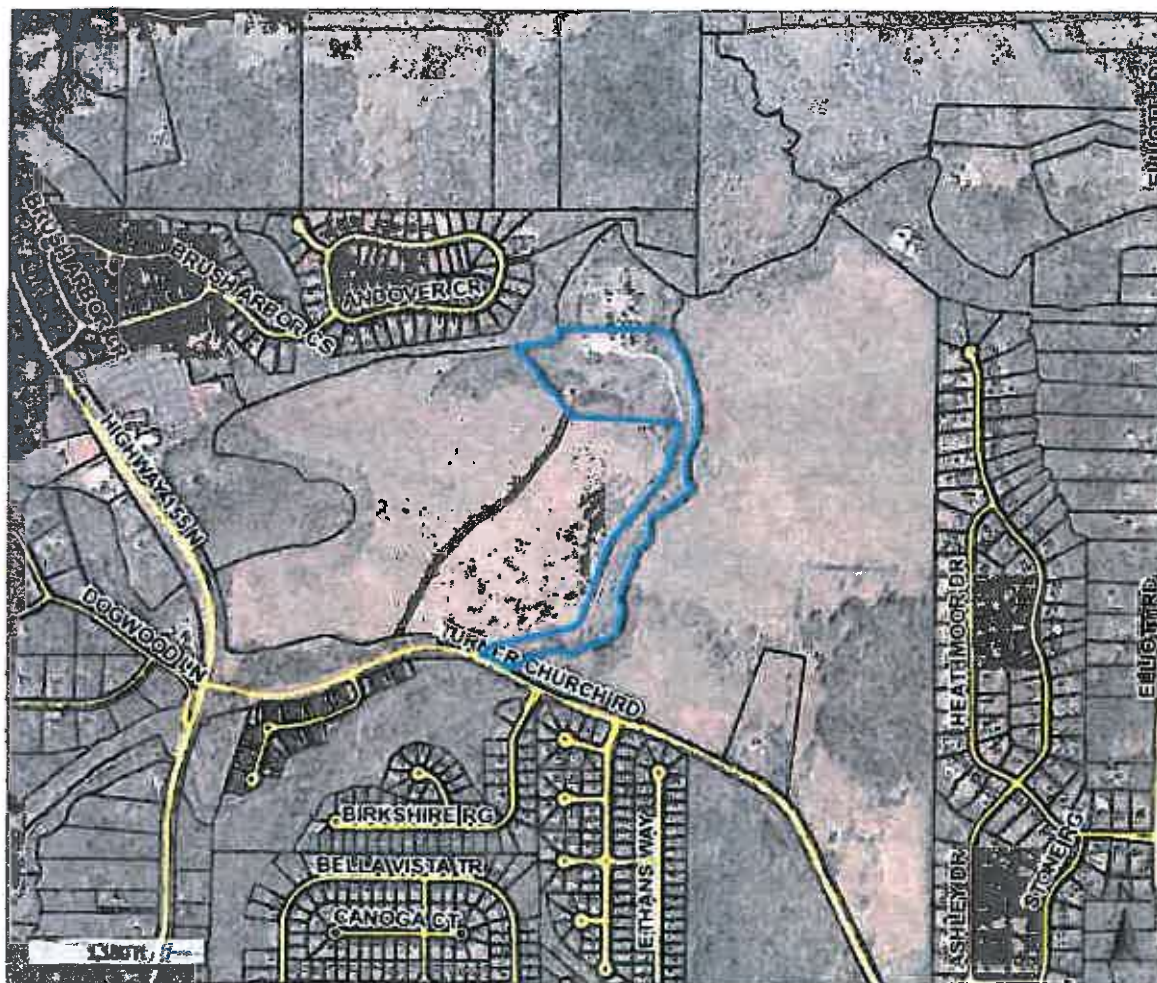
Parcel ID	105-01061002	Class	E	Owner	CITY OF	Land			
Property		Acres	91.44	Address	MCDONOUGH	Value:	\$494,200		
Address					136 KEYS FERRY ST	Building	\$0	Last 2 Sales	
District	County/Unincorp				MCDONOUGH GA	Value:	\$0	Date	Price Reason Qual
					30253	Misc	\$0	10/10/2018	\$0 GOVERNMENT U
						Value:	\$0	7/1/2012	\$0 BANKSALE U
						Total	\$494,200		
						Value:			

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

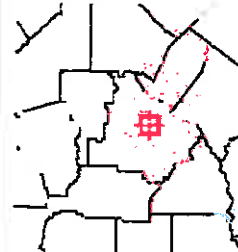
Date created: 8/31/2021

Last Data Uploaded: 8/31/2021 1:22:47 AM

Developed by Schneider
GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	105-01061004	Class	E	Owner	CITY OF	Land Value:	\$419,000	Last 2 Sales			
Property	TURNER CHURCH	Acres	12.04	Address	MCDONOUGH	Building	\$1,400	Date	Price	Reason	Qual
Address	RD				136 KEYS FERRY ST	Value:		n/a	\$	n/a	n/a
District	County/Unincorp				MCDONOUGH GA	Misc Value:	\$0	n/a	\$	n/a	n/a
					30253	Total Value:	\$420,400				

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 9/15/2021

Last Data Uploaded: 9/15/2021 1:33:43 AM

Developed by  **Schneider**
GEOSPATIAL

AGENDA ITEM SUMMARY

Date: October 18, 2021

Item Number:

7c

ITEM SUMMARY:

The request for Case #210107 (Turner Church Road Project - Wade Tract) is for an annexation with a lateral rezoning from RA (Residential Agriculture) - COUNTY to RA-200 (Residential Agricultural) - CITY. The subject property is located at 343 Turner Church Rd. and further recognized as Tax Parcel ID #105-01061000 & 105-01061003.

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed in accord with schedule herein:

- 10/12/2021 Municipal Planning Commission Workshop
- 11/9/2021 Municipal Planning Commission Public Review
- 10/18/2021 City Council Workshop
- 11/15/2021 City Council Public Hearing

RECOMMENDATION (Community Development Director):

PENDING FINAL STAFF REPORT and Planning Commission Public Review

ATTACHMENTS:

- P/Z Initial Staff Report

Submitted by:

Charles Reese, Community Development Director
Diane Johnson, City Planner



City of McDonough
Community Development Department
136 Keys Ferry Street, 3rd Floor
McDonough, GA 30253
Phone (678) 432-4622
Fax (678) 432-4665

MEMORANDUM

October 4, 2021

TO: City and County Reviewing Agencies

CC: Municipal Planning Commission Members

FROM: Tina Tebo, Executive Assistant to Community Development Director

SUBJECT: Initial Review of Proposed Petition(s) Request – Case #210107

Please see the below information along with the attached supporting documents for your review and comments. Please contact me with any questions.

Applicant: Moore Bass Consulting, Inc. for Turner Church Road Project
(Wade Tract)

Request: Annexation with a lateral rezoning to RA-200 (Residential
Agricultural) – *City*.

Zoning History: RA (Residential Agricultural) - *County*

Tax-Parcel ID#: 105-01061000 & 105-01061003

Address: 343 Turner Church Road

Tract Size: Approximately 161.12 +/- acres (Tract 1 - 154.48 & Tract 2 - 6.64)

Location: Land Lot(s) 71, 72, 89, & 90 of the 7th District

Infrastructure: Water & Sewer Service: City of McDonough
Electrical Service: Snapping Shoals EMC
Telephone: TBD
Cable: TBD

Attachments:



REVISED

Land Use Planning • Engineering Design • Environmental Permitting • Landscape Architecture • Surveying

February 8, 2021

Community Development Director
Community Development Department
City of McDonough
136 Keys Ferry Street
McDonough, GA 30253

RE: LETTER OF INTENT
Turner Church Road Property – 343 Turner Church Rd.
Annexation of +/- 160.92 acres

To Whom It May Concern:

This document is intended to serve as the Letter of Intent for the annexation with a lateral zoning of RA-200 of the above referenced property, located on the north side of Turner Church Road, between Georgia Hwy 155 and Georgia Hwy 20.

Currently, there are no imminent plans for development of the property, and at this time our client only wants to have the subject property annexed into the City. The subject property is currently located in unincorporated Henry County and the request is to annex into the City of McDonough.

If you have any questions concerning the above or if any additional information is required, please do not hesitate to call me at (770) 914-9394.

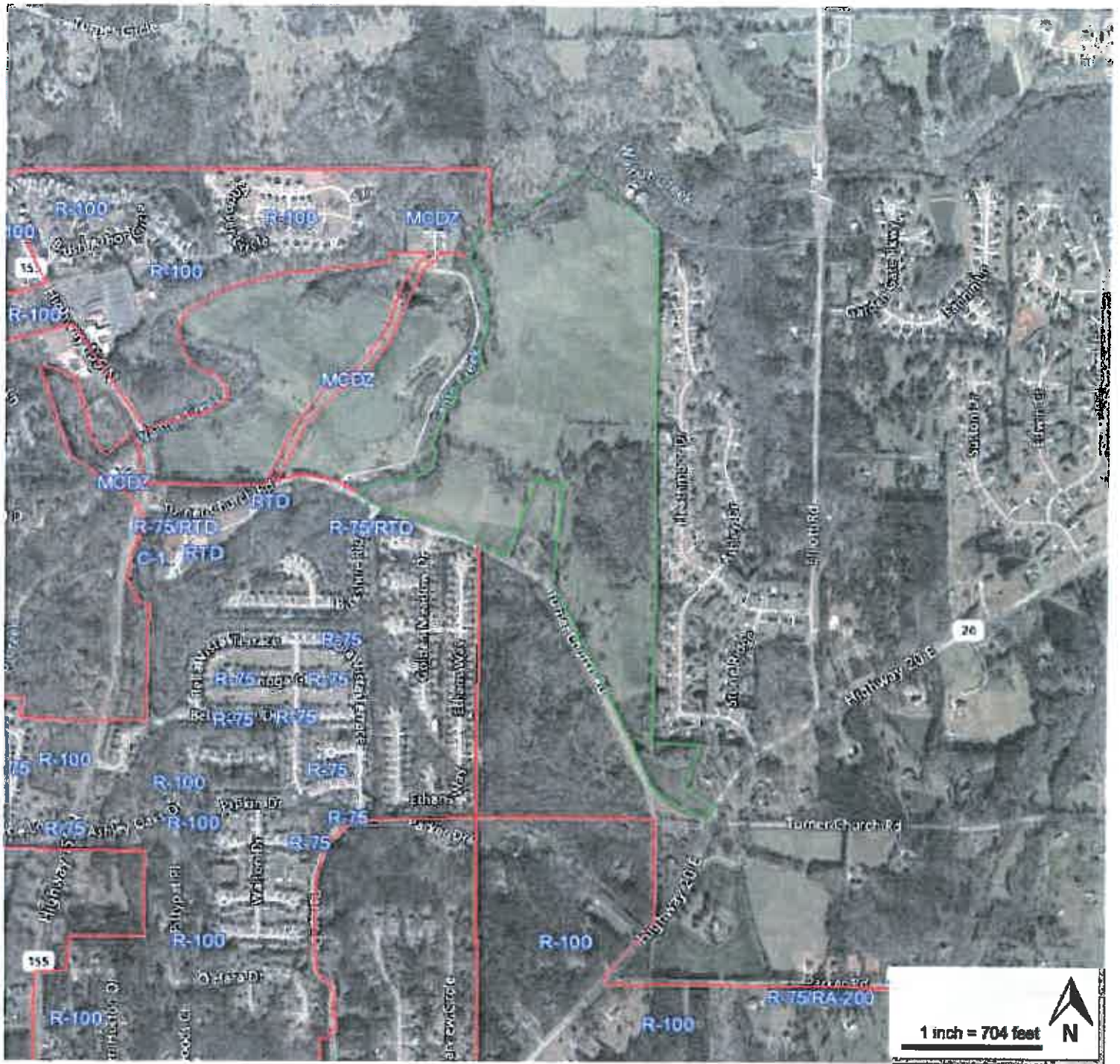
Sincerely,

Moore Bass Consulting, Inc.

A handwritten signature in black ink, appearing to read 'SD Moore'.

Stephen D. Moore

1 of 1



AGENDA ITEM SUMMARY

Date: October 18, 2021

Item Number:

7D

ITEM SUMMARY:

The request for Case #210806 (Turner Church Road Project - Anderson Tract) is for an annexation with a lateral rezoning from RA (Residential Agriculture) - COUNTY to RA-200 (Residential Agricultural) - CITY. The subject property is located on Turner Church Rd. and further recognized as Tax Parcel ID # (Parcel # 105-01071000).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed in accord with schedule herein:

- 10/12/2021 Municipal Planning Commission Workshop
- 11/9/2021 Municipal Planning Commission Public Review
- 10/18/2021 City Council Workshop
- 11/15/2021 City Council Public Hearing

RECOMMENDATION (Community Development Director):

PENDING FINAL STAFF REPORT and Planning Commission Public Review

ATTACHMENTS:

- P/Z Initial Staff Report

Submitted by:

Charles Reese, Community Development Director

Diane Johnson, City Planner



**City of McDonough
Community Development Department
136 Keys Ferry Street, 3rd Floor
McDonough, GA 30253
Phone (678) 432-4622
Fax (678) 432-4665**

MEMORANDUM

October 4, 2021

TO: City and County Reviewing Agencies
CC: Municipal Planning Commission Members
FROM: Tina Tebo, Executive Assistant to Community Development Director
SUBJECT: Initial Review of Proposed Petition(s) Request – Case #210806

Please see the below information along with the attached supporting documents for your review and comments. Please contact me with any questions.

Applicant: Moore Bass Consulting, Inc. for Turner Church Road Project
(Anderson Tract)

Request: Annexation with a lateral rezoning to RA-200 (Residential
Agricultural) – *City*.

Zoning History: RA (Residential Agricultural) - *County*

Tax-Parcel ID#: 105-01071000

Address: Turner Church Road

Tract Size: Approximately 54.54 +/- acres

Location: Land Lot(s) 89 of the 7th District

Infrastructure: Water & Sewer Service: City of McDonough
Electrical Service: Snapping Shoals EMC
Telephone: TBD
Cable: TBD

Attachments:



Land Use Planning • Engineering Design • Environmental Permitting • Landscape Architecture • Surveying

September 1, 2021

Community Development Director
Community Development Department
City of McDonough
136 Keys Ferry Street
McDonough, GA 30253

RE: LETTER OF INTENT
Turner Church Road Property –Turner Church Rd.
Annexation of +/- 54.54 acres
Parcel ID 105-01071000

To Whom It May Concern:

This document is intended to serve as the Letter of Intent for the annexation of the above referenced property, located on the north side of Turner Church Road, between Georgia Hwy 155 and Georgia Hwy 20. The subject property is currently located in unincorporated Henry County and the request is to annex into the City of McDonough.

If you have any questions concerning the above or if any additional information is required, please do not hesitate to call me at (770) 914-9394.

Sincerely,

Moore Bass Consulting, Inc.

A handwritten signature in black ink, appearing to be "S. Moore", followed by a horizontal line.

Stephen D. Moore

AGENDA ITEM SUMMARY
October 18, 2021

ITEM NUMBER:

9

ITEM SUMMARY:

Request to approve switch to Anthem health insurance effective January 1, 2022, with proposed 9.8% increase and no increase in payroll deductions.

Request to switch to Anthem vision with 3% increase. Each employee will pay sixteen cents increase per pay period, on average.

Request to switch to Anthem dental with only \$2.00 total amount of increase paid by the City)

Request to renew life insurance as well as short and long term disability with New York Life/Cigna.

Adoption of the attached resolution.

SPECIAL CONSIDERATIONS OR CONCERNS:

The initial offer for annual renewal with our current plan was a 39.61% (\$836,742) increase. The city had a loss ratio of 122.04% largely on the backs of a handful of large claims. After receiving offers from Cigna and Anthem. Negotiations were entered into with Cigna and Anthem for options. After negotiations Cigna and Anthem were able to provide options at 9.8% increased cost to the city. However, both the Cigna and Anthem renewals include increases to copays, out of pocket maximums and increased expense to the employees. The Anthem option includes the same copay increases, a smaller increase to out of pocket maximums and substantially less increased expense to employees on the buy up plans. Both renewal options have the caveat that we also use their Dental and Vision options. In consulting with our broker the provider network has less than a 0.1% different between the two; however, there will most likely be differences in how each company classifies medications for their pharmacy tier systems.

STAFF RECOMMENDATION:

After having been insured and working with both companies in my many years of experience it is my recommendation that we select the renewal option that Anthem has offered.

FINANCIAL IMPACT: (Funding Source)

HR budgeted for a 10% increase. Premiums would be paid from the fiscal years existing budget.

ATTACHMENTS:

Insurance Renewal Offer Summaries
Resolution

Submitted by:

**Nick Calhoun, SHRM-SCP
Human Resources Director**

STATE OF GEORGIA
CITY OF MCDONOUGH

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND COUNCIL AUTHORIZING
UPDATES AND REVISIONS TO CERTAIN 2022 EMPLOYEE
BENEFITS PLANS, AND APPROVING TERMS OF RENEWAL.

- WHEREAS,** The City of McDonough (the "City") offers benefits to its eligible employees through agreements with various vendors; and
- WHEREAS,** These agreements are evaluated annually for scope of coverage, market competitiveness, and value to the City; and
- WHEREAS,** Staff has reviewed the current agreements with the health insurance revisions.

NOW, THEREFORE BE IT RESOLVED, as follows:

Section 1. Employee health, vision, and dental insurance benefits will be offered by Anthem. Life, short and long-term disability insurance benefits will continue to be offered through the existing contracted vendor, New York Life.

Section 2. The renewal terms for the above employee benefit plans, shown in Exhibit "A," and incorporated herein by reference, are hereby approved.

Section 3. This Resolution shall become effective immediately upon its adoption.

SO RESOLVED, this _____ day of _____, 2021.

CITY OF MCDONOUGH, GEORGIA

Billy Copeland, Mayor

Attest: _____
Janis Price, City Clerk



January 2022

City of McDonough

Presented By: MSI Benefits Group, Inc.

September 20, 2021





Last Renewal - January 2021

- Total Paid Claim Loss Ratio used for last year's renewal was 188.83% (previous year was 63.23%)
- The City accepted a 11.47% increase from CIGNA on medical plan
- Pharmacy copays were increased \$5 and a separate out-of-pocket maximum of \$3,000 was created for pharmacy claims
- Health Reimbursement Arrangement (HRA) was discontinued
- No change in payroll deductions (unchanged from 2016)
- Dental plan with Met Life renewed with no changes
- Voluntary vision insurance increased 3.02%
- Life and Disability was under rate guarantee



Monthly Enrollment and Incurred Claims

Month	Medical Subscribers	Medical Members	Medical Paid Amount	Pharmacy Paid Amount	Total Paid	Premiums
May 2020	164	468	\$149,307	\$19,841	\$169,148	\$191,020
June 2020	164	468	\$203,624	\$19,593	\$223,217	\$190,981
July 2020	163	463	\$229,915	\$21,302	\$251,217	\$189,397
Aug 2020	161	462	\$155,127	\$19,898	\$175,025	\$189,592
Sept 2020	161	458	\$182,940	\$26,644	\$209,584	\$188,604
Oct 2020	160	457	\$108,600	\$24,764	\$133,364	\$188,078
Nov 2020	159	452	\$287,287	\$19,640	\$306,926	\$186,503
Dec 2020	161	456	\$72,090	\$34,437	\$106,527	\$188,027
Jan 2021	158	455	\$351,185	\$40,847	\$392,033	\$209,348
Feb 2021	157	452	\$160,804	\$33,177	\$193,981	\$206,787
Mar 2021	156	448	\$300,804	\$30,664	\$331,468	\$205,628
Apr 2021	155	449	\$319,849	\$45,454	\$365,303	\$207,774
Total	1,919	5,488	\$2,521,531	\$336,263	\$2,857,793	\$2,341,739

12 Month Paid Loss Ratio	122.04%
--------------------------	---------

12 Month Per Member Per Month Claims	\$520.73
--------------------------------------	----------

- 4 members with claims over \$100,000 that totaled \$945,839



CIGNA Medical

			Current		Renewal Option	
	LOW	HIGH	LOW	HIGH	LOW	HIGH
Employee	21	31	577.89	639.74	625.68	728.49
Employee + Spouse	2	17	1,160.98	1,284.59	1,256.98	1,462.76
Employee + Child(ren)	10	19	1,044.24	1,156.01	1,130.59	1,316.37
Employee + Family	11	50	1,745.22	1,931.36	1,889.54	2,199.25
Annual Total				\$2,451,596		\$2,762,043
21: Value						12.60%
Deductible			POS \$2,500 / \$7,500	POS \$1,500 / \$4,500	POS \$2,500 / \$7,500	POS \$1,500 / \$4,500
Coinsurance			80%	80%	80%	80%
PCP Office Co-Pay			\$25	\$25	\$30	\$30
Specialist Office Co-Pay			\$50	\$50	\$60	\$60
Global Obstetrics			Deductible / Coinsurance	Deductible / Coinsurance	Deductible / Coinsurance	Deductible / Coinsurance
Urgent Care			\$60	\$60	\$60	\$60
Emergency Room Co-Pay			\$150 Copay + 20%	\$150 Copay	\$500 Copay + 20%	\$350 Copay + 20%
MR/CT, CAT Scans			Deductible / Coinsurance	100%	Deductible / Coinsurance	100%
Max Out-of-Pocket (Inc. Deductible)			\$5,000 / \$10,000	\$3,000 / \$5,000	\$8,700 / \$17,400	\$6,000 / \$12,000
Inpatient Hospital Services			Deductible / Coinsurance	Deductible / Coinsurance	Deductible / Coinsurance	Deductible / Coinsurance
Outpatient/Surgical			Deductible / Coinsurance	Covered under Copay	Deductible / Coinsurance	Covered under Copay
Office Surgery			Covered under Copay	Deductible / Coinsurance	Covered under Copay	Deductible / Coinsurance
Durable Medical Equipment			Deductible / Coinsurance	Deductible / Coinsurance	Deductible / Coinsurance	Deductible / Coinsurance
Home Health Care			Deductible / Coinsurance - 120 visits	Deductible / Coinsurance - 120 visits	Deductible / Coinsurance - 120 visits	Deductible / Coinsurance - 120 visits
Ambulance			Deductible / Coinsurance	Deductible / Coinsurance	Deductible / Coinsurance	Deductible / Coinsurance
Chiropractic Services			\$50 per visit; 20-visit limit	\$50 per visit; 20-visit limit	\$60 per visit; 20-visit limit	\$60 per visit; 20-visit limit
Physical Therapy			\$50 Copay - 20 Visits	\$50 Copay - 20 Visits	\$60 Copay - 20 Visits	\$60 Copay - 20 Visits
Prescription			\$150 Deductible then: Tier 1 \$20 Tier 2 \$50 Tier 3 \$80 \$3,000	Tier 1 \$20 Tier 2 \$40 Tier 3 \$65 \$3,000	\$250 Deductible then: Tier 1 \$20 Tier 2 \$50 Tier 3 \$80 Tier 4 25%	\$250 Deductible then: Tier 1 \$20 Tier 2 \$40 Tier 3 \$50 Tier 4 25%
PHARMACY Max Out-of-Pocket (Inc. Deductible)						
Out-of-network			CIGNA allows 110% Medicare	CIGNA allows 110% Medicare	CIGNA allows 110% Medicare	CIGNA allows 110% Medicare
Deductible			\$7,500	\$3,000	\$7,500	\$3,000
Coinsurance			60%	60%	60%	60%
Out-of-pocket			\$15,000	\$13,500	\$17,400	\$18,000
DEDUCTIONS (26)			Freeze From 2016	Freeze From 2016	Freeze From 2016	Deductions - Partial Buy Out
Employee	21	31	0.00	26.23	0.00	30.53
Employee + Spouse	2	17	56.64	78.67	56.64	117.85
Employee + Child(ren)	10	19	45.31	62.94	45.31	101.51
Employee + Family	11	50	113.43	157.56	113.43	206.50
Annual Deductions				\$339,006		\$442,458
Net Annual Cost to City				\$2,112,591		\$2,319,585
						9.80%

- CIGNA provides \$15,000 wellness fund



- **\$15,000 wellness fund available**



Dental Renewal

		METLIFE	ANTHEM BCBS
		Current / Renewal - No Chg	Proposal
Employee	55	33.72	33.72
Employee + Spouse	22	95.59	95.59
Employee + Child(ren)	26	95.59	95.59
Family 10 waived	69	95.59	95.59
Annual Total	172	\$156,456	\$156,459
DENTAL PLAN			
Preventive Procedures		100%	100%
Basic Procedures		80%	80%
Major Procedures		50%	50%
Endodontics		80%	80%
Periodontics		80%	80%
Orthodontia Coverage		\$1,500	\$1,500
Deductible per person		\$50	\$50
Yearly Maximum per person		\$1,500	\$1,500
FEE SCHEDULE		90th	90th
Deductions (26)		Freeze	Freeze
Employee	55	0.00	0.00
Employee + Spouse	22	10.61	10.61
Employee + Child(ren)	26	10.61	10.61
Family	69	10.61	10.61
Annual Deductions	172	\$32,260	\$32,260
Annual Net Cost	172	\$124,196	\$124,198

2 Yrs RG

- MetLife renewed with no increase in cost for 2022
- City contributes 100% Employee cost and 62.86% dependent cost



Vision

		CIGNA	Anthem
		Current / In RC	Proposed
Employee Only	54	6.12	6.31
Employee + Spouse	25	10.70	11.03
Employee + Child(ren)	20	11.62	11.98
Employee + Family	52	17.73	18.27
Annual Premium	151	\$21,028	\$21,674
IN-NETWORK			
Routine Eye Exam		\$10 copay (1 per year)	\$10 copay (1 per year)
Eyeglass Frames		\$130 allowance plus 20% discount on coverage (Every 24 months)	\$130 allowance plus 20% discount on coverage (Every 24 months)
Eyeglass Lenses		Every 12 months	Every 12 months
Standard Plastic Single		\$20 copay	\$20 copay
Standard Plastic Bifocal		\$20 copay	\$20 copay
Standard Plastic Trifocal		\$20 copay	\$20 copay
Contact Lenses		Every 12 months	Every 12 months
Non-Elective Contact Lenses		Covered in full	Covered in full
Elective Conventional Lenses		\$130 allowance	\$130 allowance plus 15% discount
Elective Disposable Lenses		\$130 allowance	\$130 allowance
OUT-OF-NETWORK			
Routine Eye Exam		\$45 allowance	\$42 allowance
Eyeglass Lenses		\$32 - \$65 allowance	\$40 - \$80 allowance
Contact Lenses - Elective		\$105 allowance	\$105 allowance
Non-Elective		\$210 allowance	\$210 allowance
Frame		\$71 allowance	\$45 allowance
		BI-WEEKLY DEDUCTIONS	BI-WEEKLY DEDUCTIONS
Employee Only	54	2.82	2.91
Employee + Spouse	25	4.94	5.08
Employee + Child(ren)	20	5.36	5.52
Employee + Family	52	8.18	8.43



Life and Disability

No Change - 3 yr RG	
Basic Life and AD&D	
Class 1: Department Heads	\$50,000
Class 2: Eligible Employees	\$25,000
Class 3: Board Members	\$25,000
Reduction Schedule:	35% at age 65 / 50% at age 70
Life Rate per \$1,000	\$0.12
AD&D Rate per \$1,000	\$0.025
Projected Volume:	\$4,546,250
Covered Lives:	180
Basic Life Annual Premium:	\$7,910
Total Annual Cost:	\$94,925.70
Rate Guarantee:	1/1/2025
Group Short Term Disability	
Benefit	NYL - INDIANA 60% salary, up to \$600 maximum benefit per week
Elimination Period	15th day Accident 15th day Illness
Duration	26 weeks
Pre-existing Conditions	3/12
Volume	83,524
Monthly Rate per \$10 Weekly Benefit:	0.411
Annual Cost	\$41,194
Rate Guarantee	1/1/2025
Group Long Term Disability	
Benefit	NYL 60% of Salary
Maximum Benefit	\$5,000
Elimination Period	180 Days
Duration	SSNRA
Pre-existing Conditions	3/6/12
Benefit Volume	\$654,635
Cost per \$100	\$0.287
Rate Guarantee	1/1/2025
Annual Cost	\$22,546
Total Annual Cost	\$71,650



Summary

	<u>Annual Premium</u>	<u>% Increase</u>	<u>Employee Cost</u>	<u>Net Annual Cost</u>	<u>Net % Increase</u>	<u>Annual Premium Difference</u>
MEDICAL						
CIGNA						
Current	\$2,451,596		\$339,005	\$2,112,591		
Renewal	\$3,288,339	34.13%	\$339,005	\$2,949,333	39.61%	\$836,743
Renewal Option	\$2,762,043	12.66%	\$442,458	\$2,319,585	9.80%	\$206,995
Anthem						
Option	\$2,997,643	22.27%	\$339,005	\$2,658,638	25.85%	\$546,047
Option	\$2,687,676	9.63%	\$368,090	\$2,319,585	9.80%	\$206,995
<i>Includes integration credit for dental/vision 2.5%</i>						
UHC						
Option	\$2,956,598	20.60%	\$339,005	\$2,617,593	23.90%	\$605,003
DENTAL						
Met Life						
Current	\$156,456		\$32,260	\$124,196		
Renewal	\$156,456	0.00%	\$32,260	\$124,196	0.00%	\$0
<i>No Change</i>						
Anthem						
Option	\$156,459	0.00%	\$32,260	\$124,198	0.00%	\$2
VISION						
CIGNA						
Current	\$21,028		\$21,028	\$0		
Renewal	\$21,028	0.00%	\$21,674	\$0		\$0
Anthem						
Option	\$21,674	3.07%	\$21,674	\$645		\$645
Life and Disability						
CIGNA/New York Life						
Current	\$71,650			\$71,650		
Renewal	\$71,650	0.00%	\$0	\$71,650	0.00%	\$0

AGENDA ITEM SUMMARY
October 18, 2021

Item # **10**

ITEM SUMMARY:

Review and Approval of the Schedule of City Council Meetings and Workshop Meetings for 2022.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT: (Funding Source)

None

ATTACHMENTS:

Schedule of Meeting dates and times for 2022.

Submitted by:

Janis E. Price, City Clerk

CITY OF MCDONOUGH

Schedule of 2022 City Council Meetings and Workshop Meetings

January, 2022

Organizational Meeting	January 3	6:00 PM
-------------------------------	------------------	----------------

Council Meeting	January 18 (Tues.)	6:00 PM
------------------------	---------------------------	----------------

February, 2022

Workshop	February 3	6:00 PM
-----------------	-------------------	----------------

Council Meeting	February 21 (Pres. Day)	6:00 PM
------------------------	--------------------------------	----------------

March, 2022

Workshop	March 3	6:00 PM
-----------------	----------------	----------------

Council Meeting	March 21	6:00 PM
------------------------	-----------------	----------------

April, 2022

Workshop	April 7	6:00 PM
-----------------	----------------	----------------

Council Meeting	April 18	6:00 PM
------------------------	-----------------	----------------

May, 2022

Workshop	May 5	6:00 PM
-----------------	--------------	----------------

Council Meeting	May 16	6:00 PM
------------------------	---------------	----------------

June, 2022

Workshop	June 2	6:00 PM
-----------------	---------------	----------------

Council Meeting	June 20	6:00 PM
------------------------	----------------	----------------

July, 2022

Workshop	July 7	6:00 PM
-----------------	---------------	----------------

Council Meeting	July 18	6:00 PM
------------------------	----------------	----------------

August, 2022

Workshop

Aug. 4

6:00 PM

Council Meeting

Aug. 15

6:00 PM

September, 2022

Workshop

Sept. 1

6:00 PM

Council Meeting

Sept. 19

6:00 PM

October, 2022

Workshop

Oct. 6

6:00 PM

Council Meeting

Oct. 17

6:00 PM

November, 2022

Workshop

Nov. 3

6:00 PM

Council Meeting

Nov. 21

6:00 PM

December, 2022

Council Meeting

Dec. 12

6:00 PM

All meetings will be held at City Hall, 136 Keys Ferry Street, McDonough, GA in McKibben Council Chambers on the second floor.

January

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

February

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

March

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

April

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

May

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

August

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

September

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

October

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

November

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

December

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

2022 Holidays for United States

Jan 1 New Year's Day
 Jan 17 Martin Luther King Jr. Day
 Feb 14 Valentine's Day
 Feb 21 Washington's Birthday
 Apr 18 Tax Day
 Apr 27 Administrative Professionals Day
 May 8 Mother's Day

May 30 Memorial Day
 Jun 19 Father's Day
 Jul 4 Independence Day
 Sep 5 Labour Day
 Oct 10 Columbus Day
 Oct 31 Halloween
 Nov 11 Veterans Day

Nov 24 Thanksgiving Day
 Nov 25 Day after Thanksgiving Day
 Dec 24 Christmas Eve
 Dec 25 Christmas Day
 Dec 26 Christmas Day (substitute day)
 Dec 31 New Year's Eve