

**Minutes of the City Council Voting Session, March 24, 2008**  
**Jefferson Civic Center**

**Present:** Mayor Joiner, Council Members Varnedoe, Griffith, Plott, Kidd, Kinney, City Manager J. Ward, City Attorney R. Hopkins, City Clerk E.McDonald

**1. CALL TO ORDER – MAYOR JOINER**

**2. APPROVAL OF MINUTES**

Motion by Varnedoe, second by Plott, vote unanimous to approve the February February 11, 2008 City Council Work Session minutes, and the February 25, 2008 City Council Voting Session minutes.

**3. APPROVAL OF AGENDA**

Motion by Kinney, second by Kidd, vote unanimous to approve agenda.

**4. PLANNING & DEVELOPMENT**

**A. Rezoning Request**

R-08-J01 Moon Kim KTA, LLC to rezone property (48.019 acres) located on Concord Road north of U.S. Highway 129, also property fronting 600 feet on north side of U.S. Highway 129, from LI (Light Industrial District) to C-2 (Highway Commercial District) for the purpose of retail, hotel and restaurants (Tax Map/Parcel 092/005C).

Motion by Kinney, second by Varnedoe, vote unanimous to approve Moon Kim KTA rezoning request with the following conditions:

1. **Wetland delineation.** Prior to the issuance of a development permit for any improvement within 400 feet of the North Oconee River, the applicant shall retain a qualified professional to delineate wetlands on the subject property. The study of wetlands will be submitted to the Zoning Administrator. Any development permit involving such wetlands shall demonstrate compliance with the 50 foot buffers required around wetlands, as required by Chapter 10.2 of the Quad Cities Land Use Management Code. If the part of the property containing flood plains and wetlands is dedicated to the City of Jefferson or an approved land trust or mitigation bank, this condition of zoning shall no longer apply.

2. **River Corridor Buffer.** Any development permit within 400 feet of the North Oconee River shall show and observe a 100 foot buffer abutting the North Oconee River as required by Chapter 10.5 of the Quad Cities Land Use Management Code.

3. **U.S. Highway 129 Corridor Overlay District.** Prior to issuance of a building permit on the subject property, the applicant shall be required to submit a landscape plan approved by the Zoning Administrator showing the planting of a corridor buffer in accordance with Chapter 10.1 of the Quad Cities Land Use Management Code. Said corridor buffer shall be installed prior to the issuance of a certificate of occupancy for the first building permitted.

4. **Interparcel Access.** If the subject property is subdivided in the future, it shall provide for interparcel access between and among all parcels subdivided, as required by Sec. 9.2.2 fo the Quad Cities Land Use Management Code. In addition, the applicant shall provide interparcel access to the Burger King restaurant site; such requirement to connect to the Burger King site may be waived if that property owner disapproves of any interparcel connection and such disapproval is provided in writing to the Zoning Administrator.

5. **Minimum Driveway Throat Length.** Entrances #1 and #2 as shown on the site plan will require a minimum throat length of 50 feet of clear zone before a turning movement occurs, as required by Sec. 9.2.6 of the Quad Cities Land Use Management Code.

6. **Height of Hotel.** Unless a code amendment is passed to increase the building height allowed in the C-2 zoning district to allow for the proposed five-story hotel, or unless a conditional use permit to exceed the height is approved or a variance is granted, proposed height of the hotel (five-stories) shall not be approved.

7. **Maximum Building before Development of Regional Impact Review.** The subject site (including the outlot) shall be limited to less than 125,000 square feet of total building space, including all uses as shown on the site plan (office-retail, restaurants, and hotel), unless the applicant has completed the Development of Regional Impact (DRI) review process. This condition of zoning will be waived if an official determination is made by a responsible official that the DRI review process would not be required for additional building space.

**6. CITY MANAGER - JOHN A. WARD III**

A. Parks & Recreation

- \* Consider Recreation Advisory Board Nominations

Motion by Griffith, second by Kidd, vote unanimous to approve the Recreation Advisory Board nominations of Chris Randolph, Ward 3, Donald Petering, Ward 4, and Tom Kimmel, Ward 5.

B. Administration

- \* Consider Employee Insurance

Mayor Joiner stated that the floor is open for a motion. Council Member Griffith interjected that he asked at the Work Session how many employees it would effect as far as doctors. At the time, one Department Director had not reviewed the insurance plans with his employees. Council Member Griffith questioned if that is still the case?

City Manager Ward replied that he's met with all Department Directors and they have met with their employees. Employees have been provided a list of physicians. We need employees to determine, with the help of a professional, which plan is best for them. Staff members are not capable of explaining what option employees need to pick.

Mayor Joiner stated that we have already started a discussion, contrary to Roberts Rules of Order, and that he needs a motion. Motion by Kinney, motion dies for lack of a second.

**7. OTHER BUSINESS**

Council Member Kidd questioned a Park & Walk on Gordon Street.

**8. ADJOURN – MAYOR JOINER**

**9. RECONVENE – MAYOR JOINER**

Motion by Kinney, second by Varnedoe, to approve MSI Benefits Group, Inc. to administer the Direct BC/BS of Georgia 4201SX PPO and 5006AX POS options with 100% coverage for employees and a 65% city / 35% employee split of dependent coverage. In addition, authorize employee life insurance coverage of \$25,000 and dependent/spouse life insurance coverage of \$5,000 to be paid 100% by the City. Establish May 1, 2008 as the date in which anyone hired by the City of Jefferson then enters employment with benefits where the City pays 50% of dependent coverage and the employee pays 50%.

Mayor Joiner opened it up for discussion. Council Member Kinney clarified that the PPO that is here will not change from the one we currently have. It will be the same network of doctors. The only thing that we are voting on is an additional cost to dependent care on the PPO. They do have the option to go to a POS. They will have to make that decision after each employee meets with a representative from MSI Benefits Group. We have not raised health premiums in many years and an increase of \$12 per month for family dependent care is not that much when you get to keep the doctors you have always had. It will save the City money. Or, they have the option of going with a POS. The POS will save the employee money and the City.

Public Works Director Jeff Killip stated that he reviewed the doctors under both the Open Access POS and the PPO with his employees and they were all agreeable with it.

City Manager Ward stated that the PPO is the only situation where an employee would have any more taken out of their check. We did not go back and poll each employee and their family members because when you do that there are so many variables of “what ifs” that staff cannot answer all of those questions.

Council Member Kinney stated that at least employees have the option of coverage for employee and spouse, or employee and children, and the payment is less than with the current PPO which offers employee plus any combination as a set fee of \$69 per week. With the current plan, everyone needing dependent coverage had to take employee/family coverage. With the new option the cost is \$32 per week or \$35 per week. There are more options for each individual to choose from.

City Manager Ward stated that employees will have benefit booklets in advance of meeting with an MSI representative. Matt Bidwell with MSI Benefits said that he will give employees a full picture of everything over a weekend and hopefully an additional few days, to review with their spouse. When we meet with them one on one, if they want to bring their spouse in, that is fine. We have an 800 number if the spouse wants to call us. We take great pains in making sure they understand the differences in the plans. If necessary, we can call physicians to confirm if they accept the plan.

Council Member Kinney asked about Open Enrollment and if after a year, they are not satisfied, they can change to the other plan. Mr. Bidwell replied that after one year, employees can make a change. City Manager Ward said the benefit of this is before May 1, we will have new numbers to base our budget on which will put us back in the cycle for having the insurance numbers before the budget is prepared.

Mayor Joiner called for a vote and it passed unanimously.

## **10. ADJOURN – MAYOR JOINER**

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Mayor Jim Joiner

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City Clerk Elizabeth McDonald