

ELLIJAY CITY HALL

SEPTEMBER 15, 2025

5:30

WORKSHOP

**Audit Presentation by
R L Jennings and Associates**

**Employee Health Insurance
Presentation by MSI Benefits**

6:00

REGULAR MEETING

Call to Order

Prayer and Pledge of Allegiance

Approval of Agenda

Approval of Minutes for August Meeting

Approval of August Financial Statement

Staff Reports

Citizen Input

NEW BUSINESS

Review and Action – Acceptance of 2024 Audit

Review and Action – Request for Change, Reestablishment Or Enlargement of a Nonconforming Use or the Enlargement, Rebuilding, Alteration, Repair or Replacement of a Nonconforming Structure, 83 Kell Street

Review and Action – Encroachment In To City Right Of Way For Purposes of Installing Retaining Wall 66 Skyline Drive

Review and Action – A Resolution Authorizing The Transmittal To The Northwest Georgia Regional Commission Of The Updated Capital Improvements Element For Gilmer County And The Cities Of Ellijay And East Ellijay

Review and Action – A Resolution Authorizing The Transmittal To The Georgia Department Of Natural Resources Of A Georgia Outdoor Stewardship Program Grant Application For The Purpose Of Acquiring Property For The Purposes Of Preserving Green space And Developing A Natural Park

Review and Action – Employee Health Insurance

Executive Session – Personnel, Pending Litigation, Land Acquisition

Adjourn

Mayors Report

- A representative from RL Jennings and Associates will be at Monday's Workshop to present the 2024 audit.
- The owner of the property located at 83 Kell Street has made application/request to demolish and rebuild the current structure. The zoning of the property is R1, lot size is .14 acres. There was a fire at the property over two years ago that rendered the building unusable. The use at the time of the fire was multifamily and was a nonconforming use. Per Section 13.2 of the City Zoning Ordinance a nonconforming use may not be reestablished after discontinuance of that use for one year, however the City Council may grant the request. The Planning Commission has met and their recommendation is included in your packet for review. Section 13.2 of the City Zoning Ordinance is also included in your packet for review.
- At the July 2025 council meeting the owner of the property located at 66 Skyline Drive requested an easement for installation of retaining wall geo-grid. A map depicting the exact amount of encroachment into the city right of way is included in your packet for review and is on the agenda for action. Also included in your packet for review is a quote for installation of guard rail along the section of road way above the home.
- The required annual update to the Capital Improvements Element is complete and is ready for submission to the Northwest Georgia Regional Commission for review. An authorizing resolution is included in your packet for review and is on the agenda for action.
- A resolution authorizing submittal of a Georgia Outdoor Stewardship Program Grant application to the Georgia Department of Natural Resources is included in your packet for review along with a copy of the grant application packet. This resolution is on the agenda for action.
- A copy of the proposed employee health insurance renewal is included in your packet for review. A representative from MSI Benefits will be at Monday's meeting to present the proposal and respond to any questions you may have. This item is on the agenda for action.

**City of Ellijay
August 18, 2025**

**Workshop
5:30pm**

**Discussion on the Ordinance To Amend The Code of Ordinances Of The City Of Ellijay In Order To Add
Chapter 83 For Towing Removal, Wrecker Services And Storage.**

**Regular Meeting
Started at 6:00pm ended at 6:49pm**

Council Meeting Called to Order:

Welcome - Mayor Al Hoyle welcomed everyone to the meeting.
Prayer- Prayer was given by Police Chief Edward Lacey
Pledge- Mayor Al Hoyle led the Pledge of Allegiance.

Attendance:

Al Hoyle, Mayor - Present
Claudia Penland, Mayor Pro-Tem - Present
Tom Crawford, Councilmember - Present
Al Fuller, Councilmember - Absent
Kevin Pritchett, Councilmember - Present
Thomas Griffith, Councilmember-Present
Kayann Hayden West, City Attorney - Present
Edward Lacey, Police Chief-Present
Lori Pierce, City Clerk-Present
Andrew Mathis, Code Enforcement - Present
Mike Dempsey, Fire Chief -Absent

Approval of Agenda:

Councilmember Tom Crawford made a motion to approve the agenda for the August meeting.
Councilmember Kevin Pritchett seconded the motion. All approved.

Approval of Minutes:

Mayor Pro Tem Claudia Penland made a motion to approve the minutes for the July Meeting.
Councilmember Thomas Griffith seconded the motion. All approved.

Approval of Financial Statements:

Councilmember Kevin Pritchett made a motion to approve the July Financial Statement. Councilmember Tom Crawford seconded the motion. All approved.

Staff Reports:

Chief Lacey presented the Council with an 8 year Crash Analysis Report for South Main at Legion Road Intersection.

Citizen Input:

Gilmer residents and concerned parents, Andrea Carver, Jessica Mazursky and Brittany Everett spoke to the Council on the concerns that they have in the morning and afternoon school traffic on South Main and Legion Road Intersections. They asked that the Gilmer County School Board, Gilmer County Sheriff Office and the City of Ellijay join forces to make this intersection a safe.

Old Business:

Review and Action: An Ordinance To Amend The Code Of Ordinances Of The City Of Ellijay In Order To Add Chapter 83 For Towing Removal, Wrecker Services and Storage-Councilmember Tom Crawford made a motion to postpone the Ordinance. Councilmember Thomas Griffith seconded the motion. All approved to postpone.

New Business:

Review and Action: Special Event Permit (alcohol) Blue Ridge Mountain Wine and Jazz Festival, Applicant Terry Ellis, Location-White Path Creek Farms, September 6, 2025, 11:00am-9:00pm - Councilmember Tom Crawford made a motion to approve the Special Event Permit. Councilmember Kevin Pritchett seconded the motion. All approved.

Review and Action: Special Event Permit (alcohol) Blue Ridge Mountain Wine and Jazz Festival, Applicant Michael Waldo dba Divinely Elegant Vines, Location-White Path Creek Farms, September 6, 2025, 11:00am-9:00pm - Mayor Pro Tem Claudia Penland made a motion to approve the Special Event Permit. Councilmember Thomas Griffith seconded the motion. All approved.

Review and Action: Special Event Permit (alcohol) Blue Ridge Mountain Wine and Jazz Festival, Applicant Scott Harb dba Top Job Beverage and Events, Location-White Path Creek Farms, September 6, 2025, 11:00am-9:00pm - Councilmember Thomas Griffith made a motion to approve the Special Event Permit. Councilmember Kevin Pritchett seconded the motion. All approved.

Review and Action: Special Event Permit (alcohol) Movies In The Park, Applicant Michael Lancaster/Friends of Harrison Park, Location Harrison Park, October 17, 2025, 7:00pm to 10:30pm - Councilmember Tom Crawford made a motion to approve the Special Event Permit. Councilmember Kevin Pritchett seconded the motion. All approved.

Review and Action: Intergovernmental Agreement SPLOST Distribution - Councilmember Thomas Griffith made a motion to except the Intergovernmental Agreement SPLOST Distribution subject to any changes that the City Attorney Kayann Hayden West may have. Councilmember Tom Crawford seconded the motion. All approved.

Executive Session: Personnel, Land Acquisition, Pending Litigation.

Mayor Pro Tem Claudia Penland made a motion to go into Executive Session at 6:27pm. Councilmember Kevin Pritchett seconded the motion. All approved.

Councilmember Tom Crawford made a motion to go out of Executive Session at 6:48pm. Councilmember Kevin Pritchett seconded the motion. All approved.

Action As A Result Of Executive Session: Mayor Pro Tem Claudia Penland made a motion to appoint Kenneth Dustin Harper as the Fire Chief for the City of Ellijay. Councilmember Kevin Pritchett seconded the motion. All approved.

Adjourn:

Councilmember Tom Crawford made a motion to adjourn at 6:49pm. Councilmember Thomas Griffith seconded the motion. All approved.

Lori Pierce/City Clerk

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For General Fund (100)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number		Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget Amount
Revenues						
100-0000-00-311100	Real Property Taxes-Current	\$ 0.00	\$ 0.00	\$ 256,466.00	\$ 121,797.86	\$ 134,668.14
100-0000-00-311200	Real Property Tax-Prior Years	0.00	42.22	0.00	43,560.36	0.00
100-0000-00-311300	Personal Property Tax-Current	0.00	0.00	55,571.00	7,681.44	47,889.56
100-0000-00-311310	Motor Vehicle Tax	0.00	41.17	1,181.00	734.58	446.42
100-0000-00-311315	TAVT Tax	0.00	6,292.23	80,000.00	58,165.68	21,834.32
100-0000-00-311320	Mobile Home Tax	0.00	0.00	150.00	302.24	(152.24)
100-0000-00-311400	Personal Property-Delinquent	0.00	15.10	1,000.00	9,502.19	(8,502.19)
100-0000-00-311600	Intangible Tax	0.00	0.00	15,000.00	9,675.40	5,324.60
100-0000-00-311700	Franchise Tax	0.00	0.00	300,000.00	334,040.31	(34,040.31)
100-0000-00-311910	Pen/Int-Real Property	0.00	5.07	1,000.00	5,912.94	(4,912.94)
100-0000-00-313100	Local Option Sales Tax	0.00	0.00	1,300,000.00	881,026.68	418,973.32
100-0000-00-314200	Alcohol Tax	0.00	7,574.28	140,000.00	125,743.12	14,256.88
100-0000-00-316200	Insurance Premium Tax	0.00	0.00	150,000.00	0.00	150,000.00
100-0000-00-316300	Financial Institution Tax	0.00	10,897.00	12,000.00	25,611.70	(13,611.70)
100-0000-00-316400	Transfer Tax Collections	0.00	0.00	6,500.00	4,512.06	1,987.94
100-0000-00-319120	Pen/Int-Personal Property	0.00	0.00	100.00	1,881.69	(1,781.69)
100-0000-00-319400	Collection Fees	0.00	0.00	100.00	1,200.00	(1,100.00)
100-0000-00-319500	Fi Fa	0.00	0.00	300.00	150.00	150.00
100-0000-00-321110	Licenses-Beer/Wine	0.00	0.00	16,500.00	3,050.00	13,450.00
100-0000-00-321111	Game Machines	0.00	0.00	200.00	130.00	70.00
100-0000-00-321125	Licenses - Wine Tasting Room	0.00	0.00	1,500.00	0.00	1,500.00
100-0000-00-321130	Licenses - Distilled Spirits	0.00	0.00	6,000.00	850.00	5,150.00
100-0000-00-321131	Brewery	0.00	0.00	1,000.00	2,275.95	(1,275.95)
100-0000-00-321400	General Business Licenses	0.00	150.00	50,000.00	29,125.00	20,875.00
100-0000-00-321410	Real Estate Licenses	0.00	0.00	500.00	0.00	500.00
100-0000-00-321420	Insurance Licenses	0.00	0.00	10,000.00	5,150.00	4,850.00
100-0000-00-322100	Building Permit Fees	0.00	710.20	20,000.00	34,379.79	(14,379.79)
100-0000-00-322120	Zoning Request Fees	0.00	0.00	500.00	0.00	500.00
100-0000-00-322130	Annexation/Deannexation Fee	0.00	0.00	100.00	0.00	100.00
100-0000-00-322140	Sign Permits	0.00	45.00	800.00	540.00	260.00
100-0000-00-322150	Soil/Erosion Permits	0.00	0.00	100.00	0.00	100.00
100-0000-00-322901	Parade Permits	0.00	0.00	0.00	100.00	0.00
100-0000-00-322902	Special Event Alcohol Fee	0.00	0.00	1,500.00	300.00	1,200.00
100-0000-00-323100	Business License Penalty	0.00	0.00	500.00	1,932.76	(1,432.76)
100-0000-00-333000	Housing Authority Pilot	0.00	0.00	35,000.00	0.00	35,000.00
100-0000-00-341400	Printing/Copying Fees	0.00	0.00	50.00	0.00	50.00
100-0000-00-342120	Police-Accident Reports	0.00	20.00	600.00	657.00	(57.00)
100-0000-00-342125	Criminal Records Check	0.00	40.00	200.00	482.00	(282.00)
100-0000-00-351170	Municipal Court Fines	0.00	1,843.00	200,000.00	176,569.70	23,430.30
100-0000-00-351172	Parking Tickets	0.00	0.00	200.00	125.00	75.00
100-0000-00-361000	Interest Income	0.00	0.00	50,000.00	25,245.07	24,754.93
100-0000-00-389000	Misc Income	0.00	0.00	100.00	771.90	(671.90)
100-0000-00-392100	Sale of Fixed Assets	0.00	5,000.00	0.00	5,000.00	0.00
Total General Fund Revenues		\$ 0.00	\$ 32,675.27	\$ 2,714,718.00	\$ 1,918,182.42	\$ 796,535.58

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For General Fund (100)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number		Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget Amount
Expenditures						
100-1100-11-511100	Salaries	\$ 0.00	\$ 0.00	\$ 18,000.00	\$ 9,875.00	\$ 8,125.00
100-1100-11-512200	FICA	0.00	0.00	1,377.00	755.44	\$ 621.56
100-1100-11-523500	Travel Expense	0.00	0.00	9,000.00	100.00	\$ 8,900.00
100-1100-11-523700	Education & Training	0.00	0.00	3,000.00	0.00	\$ 3,000.00
100-1500-15-511100	Salaries	0.00	6,060.39	158,000.00	117,392.23	\$ 40,607.77
100-1500-15-511101	Compensation-Planning and Z	0.00	300.00	2,000.00	1,100.00	\$ 900.00
100-1500-15-512100	Group Insurance	0.00	405.46	40,000.00	33,745.70	\$ 6,254.30
100-1500-15-512200	FICA	0.00	444.21	12,087.00	8,527.92	\$ 3,559.08
100-1500-15-512400	GMEBS	0.00	3,874.66	48,525.00	27,122.62	\$ 21,402.38
100-1500-15-512700	Workers Comp Ins.	0.00	0.00	27,000.00	4,810.00	\$ 22,190.00
100-1500-15-521100	Accounting & Audit Expense	0.00	0.00	14,000.00	6,000.00	\$ 8,000.00
100-1500-15-521210	Legal Services	0.00	580.00	5,000.00	3,460.00	\$ 1,540.00
100-1500-15-521302	Contract Services-USTI & TBS	0.00	0.00	10,500.00	10,159.20	\$ 340.80
100-1500-15-521320	City Website Maintenance	0.00	0.00	3,000.00	972.00	\$ 2,028.00
100-1500-15-521514	Fi Fa Filing Fees	0.00	0.00	500.00	1,250.00	\$ (750.00)
100-1500-15-521515	Outside Collection Fees	0.00	0.00	500.00	2,556.80	\$ (2,056.80)
100-1500-15-522200	Repairs and Maintenance	0.00	0.00	5,000.00	14,728.38	\$ (9,728.38)
100-1500-15-522210	Vehicle Repairs and Maintena	0.00	65.00	500.00	285.40	\$ 214.60
100-1500-15-522211	Equip-Repairs and Maintenanc	0.00	0.00	500.00	0.00	\$ 500.00
100-1500-15-523100	Property & Liability Insurance	0.00	5,464.00	22,209.00	18,451.05	\$ 3,757.95
100-1500-15-523200	Telephone Expense	0.00	0.00	12,000.00	7,449.70	\$ 4,550.30
100-1500-15-523300	Advertising	0.00	0.00	3,000.00	2,278.51	\$ 721.49
100-1500-15-523500	Travel Expenses	0.00	1,019.00	7,000.00	1,580.60	\$ 5,419.40
100-1500-15-523600	Dues,Fees & Subscriptions	0.00	0.00	3,000.00	867.59	\$ 2,132.41
100-1500-15-523700	Education & Training	0.00	418.00	6,000.00	2,013.00	\$ 3,987.00
100-1500-15-523850	Contracted Labor	0.00	400.00	1,000.00	1,200.00	\$ (200.00)
100-1500-15-531100	Office/Operating Supplies	0.00	0.00	14,000.00	2,961.28	\$ 11,038.72
100-1500-15-531110	Tires & Tubes	0.00	0.00	500.00	56.00	\$ 444.00
100-1500-15-531130	Postage	0.00	0.00	2,300.00	1,266.26	\$ 1,033.74
100-1500-15-531190	Misc Expense	0.00	0.00	500.00	704.26	\$ (204.26)
100-1500-15-531210	Water,Sewer & Garbage Expe	0.00	35.00	6,000.00	4,072.22	\$ 1,927.78
100-1500-15-531220	Natural Gas Expense	0.00	0.00	6,000.00	2,668.84	\$ 3,331.16
100-1500-15-531230	Electric Expense	0.00	0.00	19,000.00	12,342.60	\$ 6,657.40
100-1500-15-531270	Vehicle Gas Expense	0.00	0.00	1,000.00	497.09	\$ 502.91
100-1500-15-531700	Other Supplies	0.00	0.00	500.00	0.00	\$ 500.00
100-1500-15-533400	City Code Book Supplement	0.00	0.00	4,000.00	3,356.68	\$ 643.32
100-1500-15-542200	Vehicle Purchases	0.00	0.00	5,000.00	0.00	\$ 5,000.00
100-1500-15-542300	Furniture & Fixtures	0.00	0.00	500.00	0.00	\$ 500.00
100-1500-15-542400	Computer Equipment	0.00	0.00	1,000.00	0.00	\$ 1,000.00
100-1500-15-543201	Leased Equipment	0.00	244.66	2,400.00	2,372.85	\$ 27.15
100-1500-15-543210	Payroll Administrative Fee	0.00	194.06	4,500.00	3,578.95	\$ 921.05
100-1500-15-571000	Intergovernmental Payments	0.00	0.00	15,000.00	15,000.00	\$ 0.00
100-1500-15-571500	Intergovernmental Payments-	0.00	0.00	19,000.00	9,600.00	\$ 9,400.00
100-1500-15-572000	Interagency Contributions	0.00	0.00	2,000.00	2,000.00	\$ 0.00
100-1500-15-572100	Fees Paid to GMA	0.00	0.00	2,000.00	0.00	\$ 2,000.00
100-1500-15-572200	fees Paid to NGRDC	0.00	0.00	0.00	1,938.00	\$ 0.00
100-1500-15-900000	Tax Refunds	0.00	0.00	0.00	1,233.90	\$ 0.00

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For General Fund (100)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number		Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget Amount
100-1500-15-900001	Business Licenses Refunds	0.00	0.00	0.00	75.00 \$	0.00
100-2650-26-511100	Salaries	0.00	0.00	0.00	500.00 \$	0.00
100-2650-26-521304	Contract Services - Court	0.00	999.80	15,000.00	10,056.58 \$	4,943.42
100-2650-26-571000	Monthly Fine Payments	0.00	0.00	45,000.00	44,610.69 \$	389.31
100-2650-26-571001	Detention Center Fine Paymen	0.00	0.00	15,000.00	11,040.61 \$	3,959.39
100-2650-26-571002	Refunds-Court Fines	0.00	0.00	1,000.00	158.00 \$	842.00
100-2650-26-572600	Fees paid to GA POA&B Fund	0.00	0.00	16,000.00	12,715.18 \$	3,284.82
100-3200-32-511100	Salaries	0.00	24,994.67	690,000.00	484,489.72 \$	205,510.28
100-3200-32-512100	Group Insurance	0.00	1,322.66	120,000.00	105,694.23 \$	14,305.77
100-3200-32-512200	FICA	0.00	1,807.17	52,785.00	35,073.28 \$	17,711.72
100-3200-32-512402	Peace Officers Retirement	0.00	280.00	3,900.00	2,450.00 \$	1,450.00
100-3200-32-522200	Repairs and Maintenance	0.00	0.00	1,000.00	688.50 \$	311.50
100-3200-32-522210	Vehicle Repairs and Maintena	0.00	0.00	16,000.00	17,180.18 \$	(1,180.18)
100-3200-32-523100	Property/Liability Ins	0.00	8,390.00	26,348.00	23,367.00 \$	2,981.00
100-3200-32-523200	Telephone Expense	0.00	0.00	9,500.00	7,473.54 \$	2,026.46
100-3200-32-523500	Travel expenses	0.00	0.00	1,400.00	865.49 \$	534.51
100-3200-32-523600	Dues,Fees and Subscriptions	0.00	0.00	500.00	285.00 \$	215.00
100-3200-32-523700	Education & Training	0.00	0.00	1,500.00	231.00 \$	1,269.00
100-3200-32-523850	Contracted Labor	0.00	150.00	0.00	1,200.00 \$	0.00
100-3200-32-531100	Office/Operating Supplies	0.00	0.00	8,500.00	3,275.80 \$	5,224.20
100-3200-32-531110	Tires and Tubes	0.00	0.00	6,000.00	3,166.84 \$	2,833.16
100-3200-32-531190	Misc. Expense	0.00	0.00	50.00	0.00 \$	50.00
100-3200-32-531210	Water,Sewer & Garbage Expe	0.00	0.00	600.00	983.63 \$	(383.63)
100-3200-32-531220	Natural Gas Expense	0.00	0.00	1,500.00	934.81 \$	565.19
100-3200-32-531230	Electric Expense	0.00	0.00	5,000.00	4,627.34 \$	372.66
100-3200-32-531270	Vehicle Gas Expense	0.00	0.00	45,000.00	29,145.58 \$	15,854.42
100-3200-32-531335	Uniforms	0.00	0.00	7,000.00	6,003.57 \$	996.43
100-3200-32-531700	Other Supplies	0.00	0.00	2,200.00	0.00 \$	2,200.00
100-3200-32-542200	Vehicle Purchases	0.00	0.00	68,000.00	78,624.03 \$	(10,624.03)
100-3200-32-542300	Furniture & Fixtures	0.00	0.00	1,000.00	0.00 \$	1,000.00
100-3200-32-542400	Computer Equipment	0.00	0.00	2,000.00	0.00 \$	2,000.00
100-3200-32-542500	Other Equipment	0.00	0.00	500.00	5,715.00 \$	(5,215.00)
100-3200-32-543201	Leased Equipment	0.00	0.00	750.00	432.77 \$	317.23
100-3200-32-543210	Contracted Fee	0.00	89.08	8,800.00	11,405.05 \$	(2,605.05)
100-3500-35-511100	Salaries	0.00	13,247.99	501,421.00	264,393.55 \$	237,027.45
100-3500-35-512100	Group Insurance	0.00	495.88	85,000.00	39,777.12 \$	45,222.88
100-3500-35-512200	FICA	0.00	972.85	38,359.00	19,505.08 \$	18,853.92
100-3500-35-512403	Firefighters Pension Fund	0.00	50.00	900.00	500.00 \$	400.00
100-3500-35-512404	Firefighter's Cancer Ins	0.00	0.00	1,800.00	3,431.90 \$	(1,631.90)
100-3500-35-522200	Repairs and Maintenance	0.00	0.00	3,000.00	567.92 \$	2,432.08
100-3500-35-522210	Vehicle Repairs and Maintena	0.00	61.35	10,000.00	10,599.45 \$	(599.45)
100-3500-35-522211	Equip-Repairs and Maintenanc	0.00	0.00	8,000.00	5,764.42 \$	2,235.58
100-3500-35-523100	Property/Liability Ins.	0.00	3,893.00	10,896.00	11,474.00 \$	(578.00)
100-3500-35-523200	Telephone Expense	0.00	0.00	6,500.00	4,171.64 \$	2,328.36
100-3500-35-523500	Travel Expenses	0.00	0.00	1,500.00	957.45 \$	542.55
100-3500-35-523600	Dues,Fees & Subscriptions	0.00	535.00	1,500.00	535.00 \$	965.00
100-3500-35-523700	Education & Training	0.00	248.00	1,500.00	995.00 \$	505.00
100-3500-35-531100	Office Supplies	0.00	0.00	1,500.00	1,614.24 \$	(114.24)
100-3500-35-531106	First Responder Supplies	0.00	535.00	1,500.00	2,583.90 \$	(1,083.90)

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For General Fund (100)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget Amount
100-3500-35-531110 Tires and Tubes	0.00	0.00	4,000.00	0.00 \$	4,000.00
100-3500-35-531135 Fire Safety Education Supplies	0.00	0.00	1,000.00	0.00 \$	1,000.00
100-3500-35-531210 Water,Sewer & Garbage Expe	0.00	35.00	1,000.00	1,228.59 \$	(228.59)
100-3500-35-531220 Natural Gas Expense	0.00	0.00	2,000.00	969.79 \$	1,030.21
100-3500-35-531230 Electric Expense	0.00	0.00	6,000.00	4,842.46 \$	1,157.54
100-3500-35-531270 Vehicle Gas Expense	0.00	0.00	7,000.00	3,502.99 \$	3,497.01
100-3500-35-531335 Uniforms	0.00	0.00	4,000.00	671.04 \$	3,328.96
100-3500-35-531336 Turn Out Gear	0.00	0.00	10,000.00	485.31 \$	9,514.69
100-3500-35-531700 Radios and Pagers	0.00	0.00	4,000.00	0.00 \$	4,000.00
100-3500-35-542205 Vehicle Purchase - Fire	0.00	0.00	60,000.00	0.00 \$	60,000.00
100-3500-35-542300 Furniture & Fixtures	0.00	0.00	2,000.00	0.00 \$	2,000.00
100-3500-35-542400 Computer Equipment	0.00	0.00	600.00	0.00 \$	600.00
100-3500-35-543201 Leased Equipment	0.00	89.06	800.00	628.45 \$	171.55
100-4200-42-511100 Salaries	0.00	7,910.66	221,000.00	139,971.67 \$	81,028.33
100-4200-42-512100 Group Insurance	0.00	502.63	60,000.00	39,138.36 \$	20,861.64
100-4200-42-512200 FICA	0.00	542.85	16,907.00	9,751.21 \$	7,155.79
100-4200-42-522200 Repairs and Maintenance	0.00	0.00	14,000.00	3,752.15 \$	10,247.85
100-4200-42-522210 Vehicle Repairs and Maintena	0.00	0.00	5,000.00	1,338.38 \$	3,661.62
100-4200-42-522211 Equip-Repairs and Maintenanc	0.00	0.00	5,000.00	13,809.41 \$	(8,809.41)
100-4200-42-523100 Property/Liability Ins.	0.00	1,256.00	4,485.00	3,633.25 \$	851.75
100-4200-42-523200 Telephone Expense	0.00	0.00	1,100.00	698.61 \$	401.39
100-4200-42-523700 Education & Training	0.00	0.00	500.00	0.00 \$	500.00
100-4200-42-524260 Street Lights	0.00	0.00	80,000.00	58,972.66 \$	21,027.34
100-4200-42-524530 Solid Waste Disposal	0.00	0.00	500.00	0.00 \$	500.00
100-4200-42-531100 Operating Supplies	0.00	547.72	10,000.00	7,337.38 \$	2,662.62
100-4200-42-531103 Xmas Lights/Banners	0.00	0.00	5,000.00	0.00 \$	5,000.00
100-4200-42-531110 Tires and Tubes	0.00	0.00	1,500.00	912.66 \$	587.34
100-4200-42-531230 Electric Expense	0.00	0.00	0.00	779.02 \$	0.00
100-4200-42-531270 Vehicle Gas Expense	0.00	0.00	7,000.00	4,924.97 \$	2,075.03
100-4200-42-531335 Uniforms	0.00	0.00	4,000.00	2,649.68 \$	1,350.32
100-4200-42-534221 Street Maintenance	0.00	0.00	3,000.00	1,921.34 \$	1,078.66
100-4200-42-534224 Sidewalk Const/Maint	0.00	0.00	0.00	47.98 \$	0.00
100-4200-42-542200 Vehicle Purchases	0.00	0.00	15,000.00	0.00 \$	15,000.00
100-6200-62-531230 Electric Expense	0.00	0.00	1,200.00	958.14 \$	241.86
Total General Fund Expenditures	\$ 0.00	\$ 88,460.81	\$ 2,920,699.00	\$ 1,912,594.66	\$ 1,008,104.34
 General Fund Excess of Revenues Over Expenditures	 \$ 0.00	 \$ (55,785.54)	 \$ (205,981.00)	 \$ 5,587.76	 \$ (211,568.76)

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For Downtown Development Authority (160)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget Amount
Revenues					
160-0000-00-361000 Interest Income	\$ 0.00	\$ 0.00	\$ 80.00	\$ 96.79	\$ (16.79)
Total Downtown Development Authority Revenues	\$ 0.00	\$ 0.00	\$ 80.00	\$ 96.79	\$ (16.79)
Expenditures					
160-1600-16-531699 Boardwalk Expense	\$ 0.00	\$ 0.00	\$ 80.00	\$ 0.00	\$ 80.00
Total Downtown Development Authority Expenditures	\$ 0.00	\$ 0.00	\$ 80.00	\$ 0.00	\$ 80.00
Downtown Development Authority Excess of Revenues	\$ 0.00	\$ 0.00	\$ 0.00	\$ 96.79	\$ 0.00

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For Confiscated Assets-Police (210)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget Amount
Revenues					
210-0000-00-361000 Interest Income	\$ 0.00	\$ 0.00	\$ 14.00	\$ 0.00	\$ 14.00
Total Confiscated Assets-Police Revenues	\$ 0.00	\$ 0.00	\$ 14.00	\$ 0.00	\$ 14.00
Expenditures					
210-2100-21-522650 Siezed Funds Distribution	\$ 0.00	\$ 0.00	\$ 14.00	\$ 0.00	\$ 14.00
Total Confiscated Assets-Police Expenditures	\$ 0.00	\$ 0.00	\$ 14.00	\$ 0.00	\$ 14.00
Confiscated Assets-Police Excess of Revenues Over Ex	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For Bond Escrow Account (220)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number		Current Budget		Current Actual		Annual Budget		YTD Actual		Remaining Budget Amount
Revenues										
220-0000-00-313100	Cash Bonds	\$	0.00	\$	0.00	\$	50,000.00	\$	55,087.00	\$ (5,087.00)
220-0000-00-361000	Interest Income		0.00		0.00		500.00		196.91	\$ 303.09
Total Bond Escrow Account Revenues		\$	0.00	\$	0.00	\$	50,500.00	\$	55,283.91	\$ (4,783.91)
Expenditures										
220-2200-22-571002	Refunds-Court Fines	\$	0.00	\$	0.00	\$	0.00	\$	1,608.00	\$ 0.00
220-2200-22-613000	Bond-transfer to fine payment		0.00		0.00		50,500.00		0.00	\$ 50,500.00
220-2200-22-613100	bond - transfer to Superior Co		0.00		0.00		0.00		3,433.00	\$ 0.00
Total Bond Escrow Account Expenditures		\$	0.00	\$	0.00	\$	50,500.00	\$	5,041.00	\$ 45,459.00
Bond Escrow Account Excess of Revenues Over Expen										
		\$	0.00	\$	0.00	\$	0.00	\$	50,242.91	\$ 0.00

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For Automobile Reserve (230)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number		Current Budget		Current Actual		Annual Budget		YTD Actual		Remaining Budget Amount
Revenues										
230-0000-00-361000	Interest Income	\$	0.00	\$	0.00	\$	300.00	\$	278.05	\$ 21.95
230-0000-00-392100	Sale of Fixed Assets-PD		0.00		0.00		12,000.00		0.00	\$ 12,000.00
Total Automobile Reserve Revenues		\$	0.00	\$	0.00	\$	12,300.00	\$	278.05	\$ 12,021.95
Expenditures										
230-2300-23-542200	Vehicle Purchases - Police	\$	0.00	\$	0.00	\$	27,000.00	\$	0.00	\$ 27,000.00
230-3200-32-523901	Fees		0.00		0.00		300.00		0.00	\$ 300.00
Total Automobile Reserve Expenditures		\$	0.00	\$	0.00	\$	27,300.00	\$	0.00	\$ 27,300.00
Automobile Reserve Excess of Revenues Over Expendit		\$	0.00	\$	0.00	\$	(15,000.00)	\$	278.05	\$ (15,278.05)

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For ARP (231)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget Amount
Revenues					
231-0000-00-361000 Interest Income	\$ 0.00	\$ 0.00	\$ 1,600.00	\$ 1,290.08	\$ 309.92
Total ARP Revenues	\$ 0.00	\$ 0.00	\$ 1,600.00	\$ 1,290.08	\$ 309.92
Expenditures					
231-1500-15-611000 unallocated Grant Funds	\$ 0.00	\$ 0.00	\$ 1,600.00	\$ 0.00	\$ 1,600.00
Total ARP Expenditures	\$ 0.00	\$ 0.00	\$ 1,600.00	\$ 0.00	\$ 1,600.00
 ARP Excess of Revenues Over Expenditures	 \$ 0.00	 \$ 0.00	 \$ 0.00	 \$ 1,290.08	 \$ 0.00

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For Technology Surcharge Fund (240)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number		Current Budget		Current Actual		Annual Budget		YTD Actual		Remaining Budget Amount
Revenues										
240-0000-00-351173	Technology Surcharge	\$	0.00	\$	0.00	\$	5,500.00	\$	11,640.00	\$ (6,140.00)
240-0000-00-361000	Interest Income		0.00		0.00		200.00		224.17	\$ (24.17)
Total Technology Surcharge Fund Revenues		\$	0.00	\$	0.00	\$	5,700.00	\$	11,864.17	\$ (6,164.17)
Expenditures										
240-2650-26-521304	Contract Services - Court	\$	0.00	\$	0.00	\$	0.00	\$	4,500.00	\$ 0.00
240-3200-32-531100	Office/Operating Supplies		0.00		0.00		9,200.00		0.00	\$ 9,200.00
240-3200-32-542400	Capital Outlay-Computer Equi		0.00		0.00		5,500.00		0.00	\$ 5,500.00
Total Technology Surcharge Fund Expenditures		\$	0.00	\$	0.00	\$	14,700.00	\$	4,500.00	\$ 10,200.00
Technology Surcharge Fund Excess of Revenues Over										
		\$	0.00	\$	0.00	\$	(9,000.00)	\$	7,364.17	\$ (16,364.17)

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For Multiple Grant Fund (250)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number		Current Budget		Current Actual		Annual Budget		YTD Actual		Remaining Budget Amount
Revenues										
250-0000-00-334310	Direct State Grants	\$	0.00	\$	0.00	\$	47,000.00	\$	115,685.45	\$ (68,685.45)
250-0000-00-361000	Interest Income		0.00		0.00		1,400.00		830.46	\$ 569.54
Total Multiple Grant Fund Revenues		\$	0.00	\$	0.00	\$	48,400.00	\$	116,515.91	\$ (68,115.91)
Expenditures										
250-2500-25-531190	Misc Expense	\$	0.00	\$	0.00	\$	0.00	\$	1,565.00	\$ 0.00
250-2500-25-541300	FY 2018 LMIG		0.00		0.00		48,400.00		108,434.40	\$ (60,034.40)
Total Multiple Grant Fund Expenditures		\$	0.00	\$	0.00	\$	48,400.00	\$	109,999.40	\$ (61,599.40)
Multiple Grant Fund Excess of Revenues Over Expendit		\$	0.00	\$	0.00	\$	0.00	\$	6,516.51	\$ 0.00

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For Hotel/Motel Fund (275)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number		Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget Amount
Revenues						
275-0000-00-314100 Hotel/Motel Tax	\$	0.00	\$ 439.53	\$ 55,000.00	\$ 34,875.41	\$ 20,124.59
275-0000-00-361000 Interest Income		0.00	0.00	1,500.00	1,593.19	(93.19)
Total Hotel/Motel Fund Revenues	\$	0.00	\$ 439.53	\$ 56,500.00	\$ 36,468.60	\$ 20,031.40
Expenditures						
275-1500-15-572500 Fees paid to Chamber of Com	\$	0.00	\$ 0.00	\$ 41,500.00	\$ 14,683.93	\$ 26,816.07
275-2750-27-531102 Fireworks		0.00	0.00	15,000.00	20,000.00	(5,000.00)
Total Hotel/Motel Fund Expenditures	\$	0.00	\$ 0.00	\$ 56,500.00	\$ 34,683.93	\$ 21,816.07
Hotel/Motel Fund Excess of Revenues Over Expenditure	\$	0.00	\$ 439.53	\$ 0.00	\$ 1,784.67	\$ 0.00

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For Cemetery Fund (276)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget Amount
Revenues					
276-0000-00-349100 Sale of Cemetery Lots	\$ 0.00	\$ 0.00	\$ 5,000.00	\$ 9,750.00	\$ (4,750.00)
276-0000-00-361000 Interest Income	0.00	0.00	1,500.00	1,637.50	(137.50)
Total Cemetery Fund Revenues	\$ 0.00	\$ 0.00	\$ 6,500.00	\$ 11,387.50	\$ (4,887.50)
Expenditures					
276-2760-28-531190 Misc Expense	\$ 0.00	\$ 0.00	\$ 6,500.00	\$ 0.00	\$ 6,500.00
Total Cemetery Fund Expenditures	\$ 0.00	\$ 0.00	\$ 6,500.00	\$ 0.00	\$ 6,500.00
Cemetery Fund Excess of Revenues Over Expenditures	\$ 0.00	\$ 0.00	\$ 0.00	\$ 11,387.50	\$ 0.00

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For SPLOST (321)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number		Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget Amount
Revenues						
321-0000-00-313100	Special Local Option Sales Ta	\$ 0.00	\$ 0.00	\$ 475,000.00	\$ 310,585.16	\$ 164,414.84
321-0000-00-361000	Interest Income	0.00	0.00	500.00	10,503.11	(10,003.11)
Total SPLOST Revenues		\$ 0.00	\$ 0.00	\$ 475,500.00	\$ 321,088.27	\$ 154,411.73
Expenditures						
321-0000-00-523901	Fees	\$ 0.00	\$ 0.00	\$ 0.00	\$ 75.00	\$ 0.00
321-4200-42-522200	Repairs and Maintenance	0.00	0.00	0.00	10,217.02	0.00
321-4200-42-534221	Street Maintenance	0.00	0.00	375,000.00	299,181.45	75,818.55
321-4200-42-541225	Parks & Recreation	0.00	117.68	50,000.00	1,339.24	48,660.76
321-4200-42-541305	LMIG-2019	0.00	0.00	50,000.00	0.00	50,000.00
Total SPLOST Expenditures		\$ 0.00	\$ 117.68	\$ 475,000.00	\$ 310,812.71	\$ 164,187.29
SPLOST Excess of Revenues Over Expenditures		\$ 0.00	\$ (117.68)	\$ 500.00	\$ 10,275.56	\$ (9,775.56)

City of Ellijay
Statement of Revenue and Expenditures
Original Budget

For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number		Current Budget		Current Actual		Annual Budget		YTD Actual		Remaining Budget Amount
Total Revenues	\$	0.00	\$	33,114.80	\$	3,371,812.00	\$	2,472,455.70	\$	899,356.30
Total Expenditures	\$	0.00	\$	88,578.49	\$	3,601,293.00	\$	2,377,631.70	\$	1,223,661.30
Total Excess of Revenues Over Expenditures	\$	0.00	\$	(55,463.69)	\$	(229,481.00)	\$	94,824.00	\$	(324,305.00)

RE: Monthly Code Enforcement Update

Building/Construction	Building Permits	Land Disturbing Permits	Building Planning Meetings	Inspections
	3	0	12	31

Zoning	Zoning Change Applications	Zoning Variance Applications	Zoning Consultations
	0	0	3

Housing & General Code Enforcement	Verbal Warnings	Written Warnings	Complaint Mediation	Citations
	15	0	3	0

Andrew Mathis, Code Enforcement Officer

Permits:

- 944 – 32 Charles Dr - house
- 945 – 72 Pinnacle Way - house
- 946 – 10 Northside Sq - plumbing

P&Z

- 83 Kell St – Request for Continuance of Nonconforming Use
 - o Split vote (2-1) to recommend the Council deny request for continuance
 - o Charles Barclay and Robert Leydon voted for single family residence only in R1
 - o Jeff Dill voted against; for City Council to decide between R1 only use and continuing use for multi-family residence
 - o More details in meeting minutes

Ellijay Fire Monthly Report

August 2025

Calls	Total	M/A	Auto. Aid	Comments
EMS	54			
MVA	5			
Extrication	0			
LZ	0			
Structure Fire	1		X	
Car Fire	0			
Brush Fire	0			
Illegal Burns	4			
Fire Alarm	1			
Tree Down	6			
Haz-Mat	2			
Rescue	0			
Service Call	3			1- Le Matter, 2-No Emergecy
Blood Draw	0			
Total	76			
of which were M/A	0			
of which were Auto. Aid	1			
Mileage				
E15	269			
Q15	132			
P15	49			
R15	518			
201				
O15				

**ELLIJAY PLANNING & ZONING COMMISSION MEETING
MEETING MINUTES
SEPTEMBER 11, 2025
5:45pm**

Chairman Charles Barclay called the meeting to order at 5:45 with members Charles Barclay, Robert Leyden, and Jeff Dill present.

Chairman Charles Barkley asked the committee to approve the Agenda for the September 11, 2025 meeting. Robert Leyden made a motion to approve the agenda. Jeff Dill seconded the motion. All approved.

Robert Leyden made a motion to approve the minutes for the August 14, 2025 meeting. Jeff Dill seconded the motion. All approved.

PUBLIC COMMENT

OLD BUSINESS

None

NEW BUSINESS

83 Kell St- Reinstatement Of Nonconforming Use And Permission To Rebuild- Keith Schwartz requested to continue the nonconforming use of the property at 83 Kell Street by constructing a 3-unit townhouse with ground-level parking. He presented 12 letters of support with no objections. The letters were not mailed he went door to door. When asked about keeping it zoned R-1, he said it was not cost-effective as a single-family residence and that a townhouse could better serve the community. The only other multi-family unit nearby is at 36 Kell Street.

Andrew Mathis (Code Enforcer) provided the property's history. The property does not qualify for rezoning or variance.

Concerns Raised:

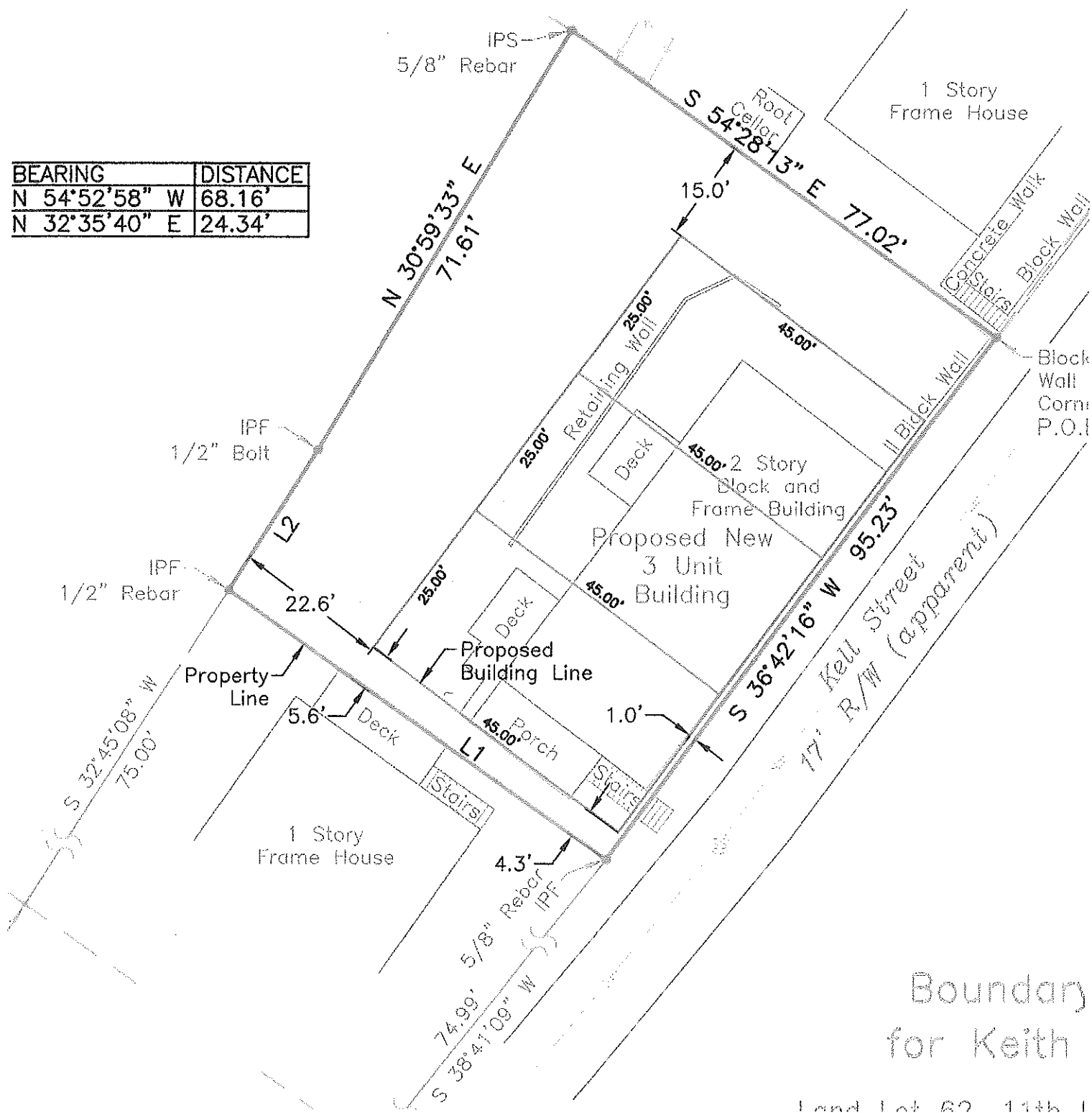
Robert Leyden worried that more families than allowed might move in, as happened previously.

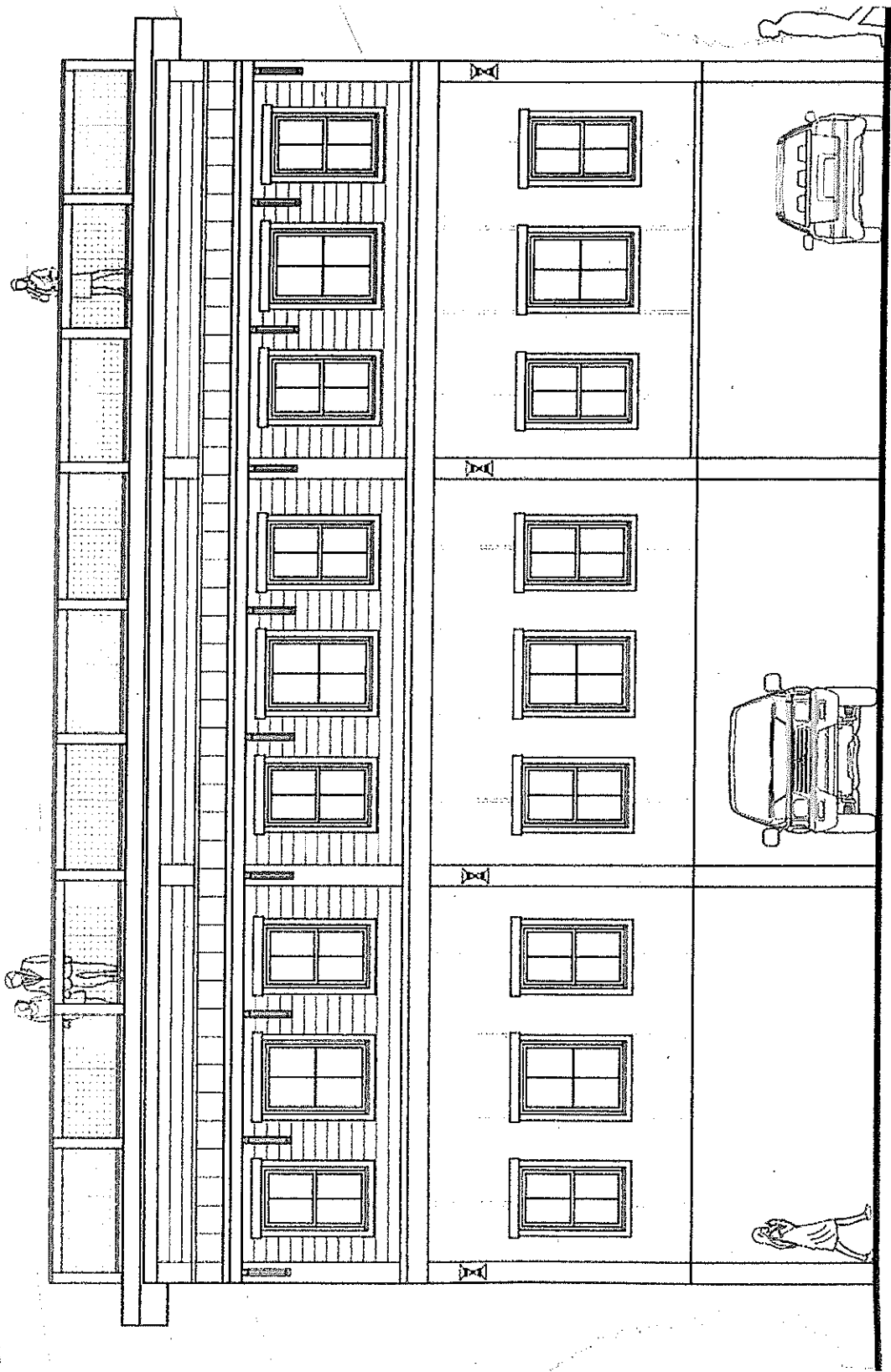
Charles Barclay stated Swartz had let the 12-month deadline for nonconforming use lapse. Schwartz explained he could not move forward earlier due to an insurance investigation and felt restricted by the R-1 zoning.

Robert Leyden made a motion to recommend leaving the property as R-1 and denying the continuance of nonconforming use. Passed 2-1 (Leyden and Barclay in favor, Jeff Dill opposed).

ADJOURN

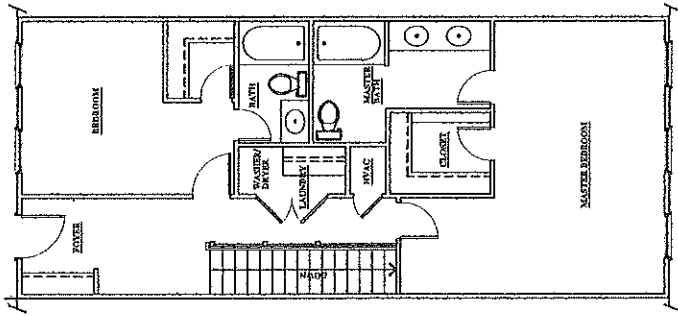
Motion was made by Robert Leyden to adjourn at 6:15pm. Jeff Dill seconded the motion. All approved.



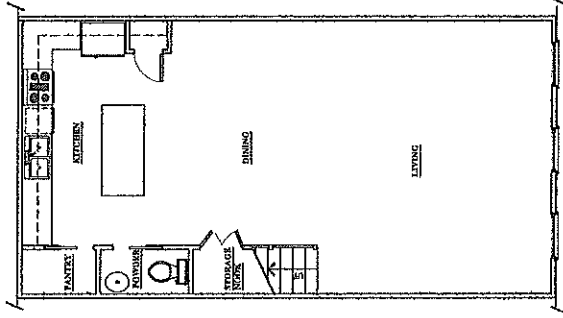


83 Kell St apartments brief

- 83 Kell St apartments are owned by Stellar Oasis LLC, purchased in 2015. The property manager is Keith Schwatz.
- The building is a Nonconforming use. The parcel is zoned R-1 (Low Density Single Family Residence). It is being used as a Multi-Family Residence.
- The parcel is 0.14 acres. The minimum lot size is 0.5 acres. The parcel also does not meet setback requirements. The front of the building is at the street, and the left side is near the property line.
- The building started as a duplex built in 1974.
- At some point prior to 1998, the building was converted into 3 apartments.
- In 2009, the apartments were remodeled into 4 apartments. Ga Power installed the 4th meter in 2009. EGCWSA records still have it as 3 apartments. I found no records of permits, applications, or inspections for this address. Based on my post fire inspection, the remodel did not meet code and would not have been permitted.
- In April 2023, a fire started in the kitchen of one of the apartments. After the fire, Chief West and I inspected the apartments. Numerous safety issues were found, and the apartments were shut down.
- KS informed me that the owners wanted to tear the building down and rebuild it as a 3 unit apartment with the same footprint as the current building. To accommodate parking requirements, the bottom level would be a garage for 2 cars per apartment.
- Due to insurance issues and permit requirements, no work has been started.
- The parcel is a Nonconforming Use, meaning that any building, repair, or remodeling has to have the permission of the City Council. Nonconforming Use status is lost if the use is discontinued for more than a year.
- After consultation with the mayor and City attorney, the request for permission to rebuild is being sent to P&Z for a recommendation to the City Council. Kayann West recommended that, because the delays were beyond their control, they be allowed to submit an application for reinstatement of their Nonconforming Use status and permission to rebuild.
- Included are renderings of their proposed new building. It would be a 3-story building with 3 units. The bottom level would have parking for 6 cars, 2 per unit.
- Also included are the application, the Nonconforming use ordinance, and the response from Kayann West to my query.

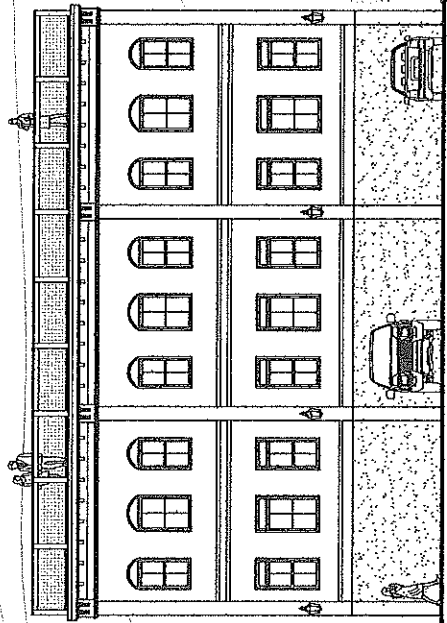


② TYPICAL 2-BEDROOM - 2ND STORY FLOOR PLAN
14'0" x 14'0"

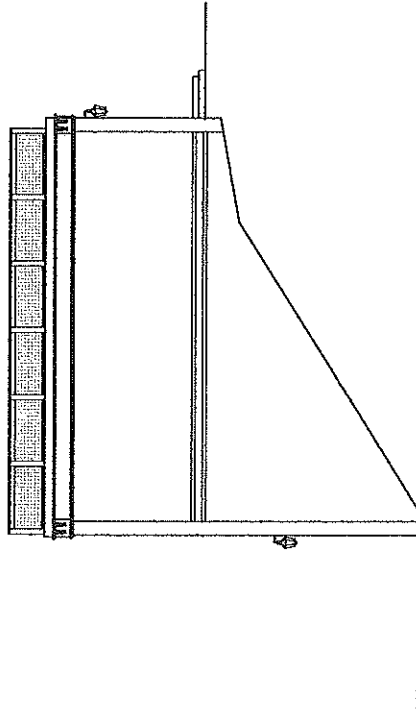


① TYPICAL 2-BEDROOM - 1ST STORY FLOOR PLAN
14'0" x 14'0"

Front View

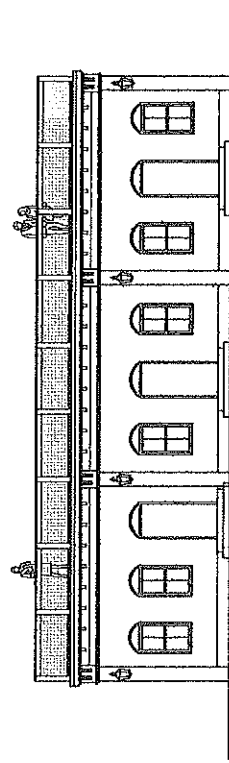


Rear



Front

Rear View



Code Enforcement

From: Kayann West <kayann@kayannhaydenwest.com>
Sent: Thursday, June 19, 2025 9:31 AM
To: Al Hoyle; Code Enforcement
Subject: Kell St. Apartment - Nonconforming Use

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning!

I had a chance to review Article 13 of the ordinances as it relates to nonconforming use.

If I made my notes correctly when speaking with Andrew Monday evening, I understood the following as it relates to the Kell St. Apartments:

- Fire took place in 2023;
- Everyone was forced to move out for the time;
- They are working on rebuilding;
- There have been delays due to insurance matters as well as situating parking in order to be in compliance with existing regulations;
- The damage did not exceed 75% of market value;
- We are now at a 2-year mark since the fire.

In reviewing the ordinance, the rebuilding to continue the nonconforming use should have taken place within 1 year. However, it would appear that there were delays beyond their control (insurance and working with the City to meet the parking requirements). I would recommend that they be allowed to submit an application for the continued/reinstatement of the nonconforming use, especially if they do not qualify under existing ordinances to rezone and/or request a variance. If they do qualify to rezone and/or request a variance, then we might want to encourage them to go that route.

If I missed something, please let me know!

Kayann Hayden West, Attorney at Law, P.C.
79 South Main Street
Ellijay, Georgia 30540
706-276-4000 (office)
706-276-4020 (facsimile)

WARNING: To avoid wire fraud, prior to authorizing a transfer of funds to our Trust Account, please call to verify all wiring instructions

RECEIVED:

8/5/25

ACTION BY CITY COUNCIL:

APPROVED _____ DISAPPROVED _____

APPLICATION FOR AMENDMENT OF THE CITY OF ELLIJAY, GEORGIA ZONING
ORDINANCE MAP

NO. _____

FEE: \$150.00 (Make check payable to -- City of Ellijay)

Application is hereby made for amendment of the City of Ellijay Zoning Ordinance/Map, and if granted the applicant agrees to conform to all laws, ordinances and resolutions regulating same.

Name of Applicant: Kurt Schwart Telephone: 678 7884454Mailing Address: 167 Kell St Ellijay Ga 30540Address of Property to be rezoned: 83 Kell St

Legal description on a separate document: _____ Complete _____ Incomplete _____

(Note: The requested zoning change must be in compliance with all applicable provisions of the Zoning Ordinance.)

Amendment to: Zoning Map _____ Text Section _____

(If an amendment to the Zoning Text, include on separate sheets the proposed amendment and reason for the amendment request.)

If an amendment to the Zoning Map, indicate the following:

Size of Property .14 Acres; Square feet _____Existing Zone Classification: R1 Proposed Zone Classification: R1Present use of property: N/AProposed use of property: ResidentialIf multi-family, total number of units: 3Average size of unit 1700 square feet

Include one copy of a plat prepared and certified by a currently registered Georgia Surveyor.

Include a certified copy of a Warranty Deed.

I hereby certify that the above information is true and correct.

Signed _____

Date 8/5/25

ATTENTION: The applicant requesting a zoning change shall notify each owner of adjacent property and all other property within 200 feet of the property for which the rezoning is sought. Said notification shall be in writing, shall be given no later than fifteen (15) days prior to the date of the scheduled public hearing and shall be made by certified mail, return receipt requested, a copy of the letter and proof of notification shall be provided to the Code Enforcement Officer. The applicant should utilize the latest information from the records of the office of the Clerk of Superior Court of Gilmer County and the Tax Assessors' of Gilmer County in determining the names of owners and the latest information for the addresses of such persons as shown in the Clerk's office.

CITY OF ELLIJAY
APPLICATION FOR ZONING VARIANCE
(TO BE USED FOR AN APPEAL OF A ZONING VARIANCE)

Fee is _____.

Name of Applicant _____

Date of Denial _____

Basis for variance (Please be as detailed as possible and include specific citations to the zoning ordinance.) _____

We would like to build a 3 unit townhouse building to replace the burned out building. I would like to continue the non conforming use of the property. The reduced set backs that exist now would continue if approved.

(PLEASE SEE BACK OF FORM FOR ADDITIONAL INFORMATION)
PLEASE INCLUDE ANY DOCUMENTS YOU WISH THE BOARD TO CONSIDER
WHEN HEARING THE APPEAL (EXAMPLE: PLATS, SITE PLAN AND ETC.)

FOR CITY USE ONLY

DATE OF HEARING _____

APPROVED _____

DISAPPROVED _____

ARTICLE 13. - NONCONFORMITY

Sec. 13.1. - Purpose.

The purpose of this article is to provide for the continuation and, within a suitable period of time, elimination of existing uses of property that do not conform to the requirements of this ordinance upon its adoption or subsequent amendment.

Sec. 13.2. - Nonconforming use.

Any structure or use of land existing at time of enactment or subsequent amendment of this zoning ordinance, but not in conformity with its use provisions, may be continued with the following limitations:

- a. A nonconforming use may not be changed to another nonconforming use.
- b. A nonconforming use may not be reestablished after discontinuance of that use for one year.
- c. A nonconforming use or structure may not be enlarged beyond its size at the time the use or structure becomes nonconforming. This includes, but is not limited to, the size of the building, the number of employees, operation during other hours of the day or night, the use of additional land, and additional or more powerful equipment.
- d. A nonconforming structure may not be rebuilt, altered, repaired or replaced after incurring damages exceeding 75 percent of the fair market value of the structure at the time immediately preceding such damage occurring. A nonconforming mobile home may not be replaced after it is removed from the property.

13.2-1. The Ellijay City Council may grant the change, reestablishment or enlargement of a nonconforming use or the enlargement, rebuilding, alteration, repair or replacement of a nonconforming structure upon the following findings:

- a. The change, reestablishment, enlargement, rebuilding, alteration, repair or replacement would be no more detrimental to the surrounding area than the existing or previous use;
- b. The structure cannot be economically modified so as to be suitable for uses in the district;
- c. The structure would have to be removed to permit development of the property for conforming uses;
- d. The structure has such value that removal to permit development of the conforming uses would cause economic hardship to the owner;
- e.

• The proposed change, reestablishment, enlargement, rebuilding, alteration, replacement or repair would not cause substantial detriment to the public good or impair the purposes and intent of this zoning ordinance; and

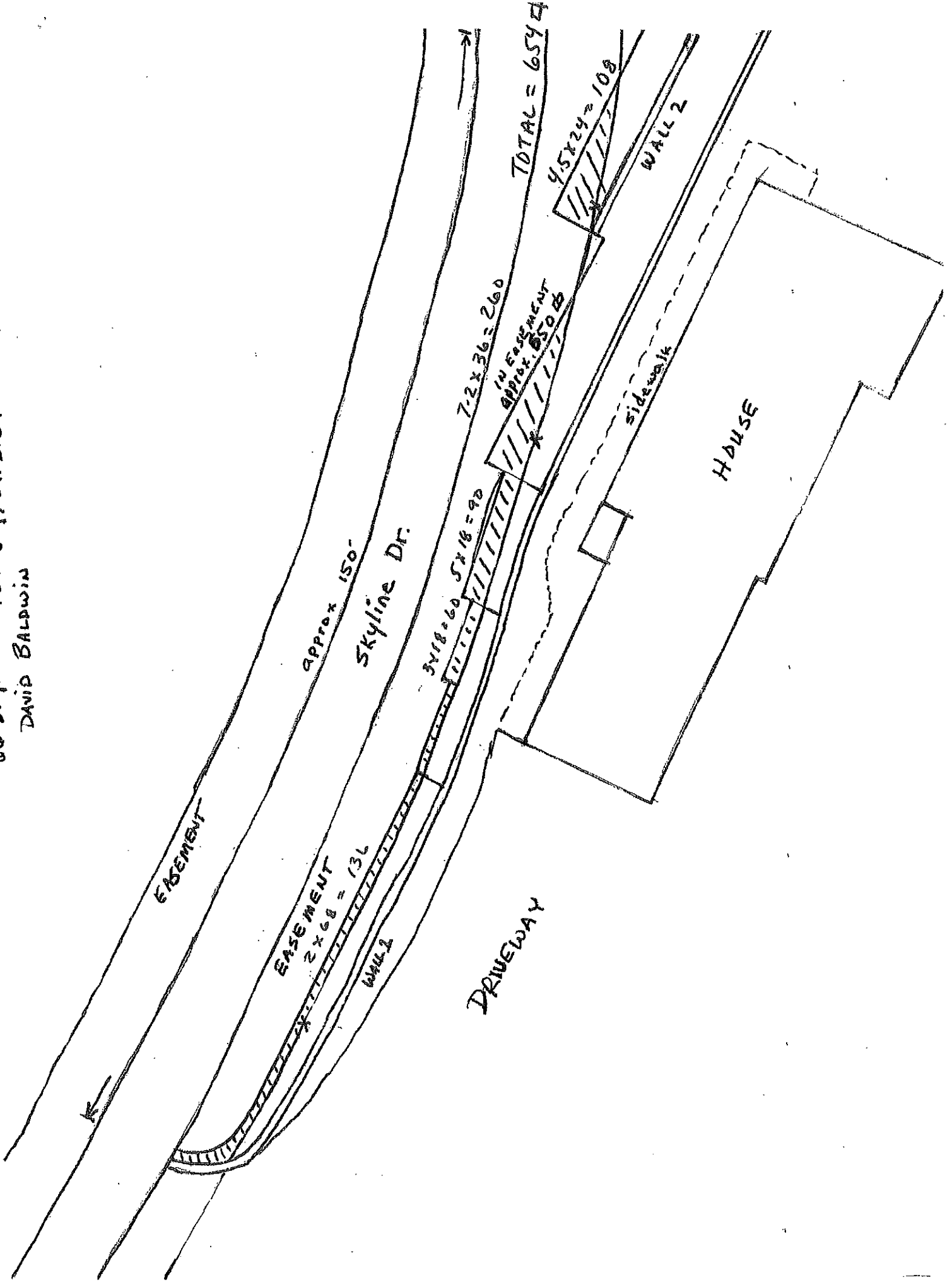
f. The requirements of the zoning ordinance for rezoning would prevent the current zoning from being changed to a classification that would allow the proposed change, reestablishment, enlargement, rebuilding, alteration, repair or replacement.

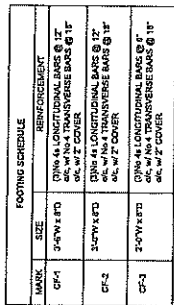
13.2-2. Applications submitted to the Ellijay City Council requesting the change, reestablishment, enlargement, rebuilding, alteration, repair or replacement of a nonconforming use structure shall include the following information:

- a. The applicant shall bear the burden of providing conclusive evidence to the city council that the use or structure is legally nonconforming. The evidence may include, but is not limited to, business licenses, tax receipts, utility bills, telephone bills, IRS documents and affidavits.
- b. The applicant shall submit a plat or an accurate site plan, drawn to scale, showing the dimensions of the lot, size and location of all structures and their distance from all property lines, the names of all streets which the property abuts, and parking spaces.
- c. If the request is for a commercial use or structure, a written description shall be submitted to describe the business. This description shall include hours of operation, number of employees, equipment used, products made or sold, type of signs, and other information as needed for the city council to reach a decision.
- d. The applicant shall provide evidence to the city council on how the proposed change, reestablishment, enlargement, rebuilding, alteration, repair or replacement will comply with the current zoning, health and building requirements.

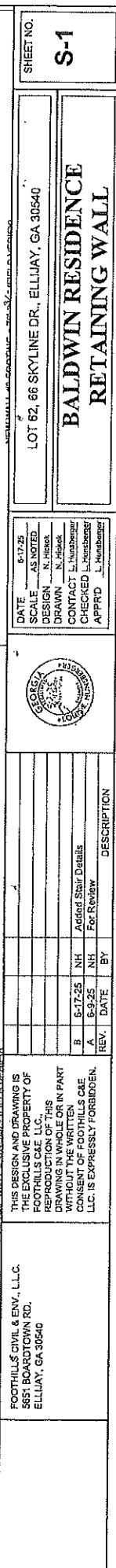
13.2-3. If the requested change, reestablishment, enlargement, rebuilding, alteration, repair or replacement is approved, the Ellijay City Council may place conditions on the approval to ensure protection of the surrounding area. The applicant is responsible for conformance with these conditions.

66 Skyline Dr, Ellijay, GA 30540
DAVID BALDWIN

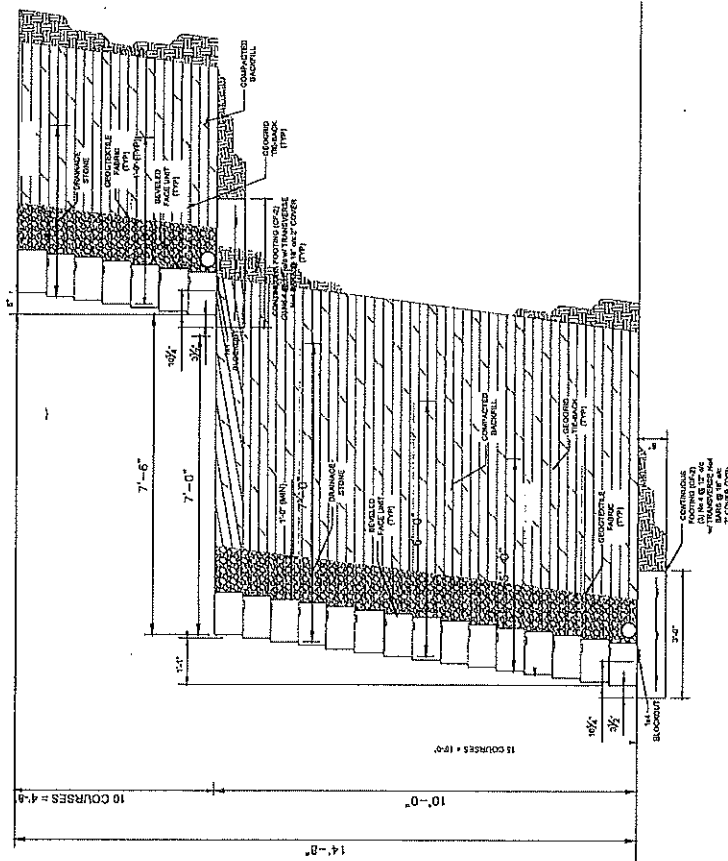




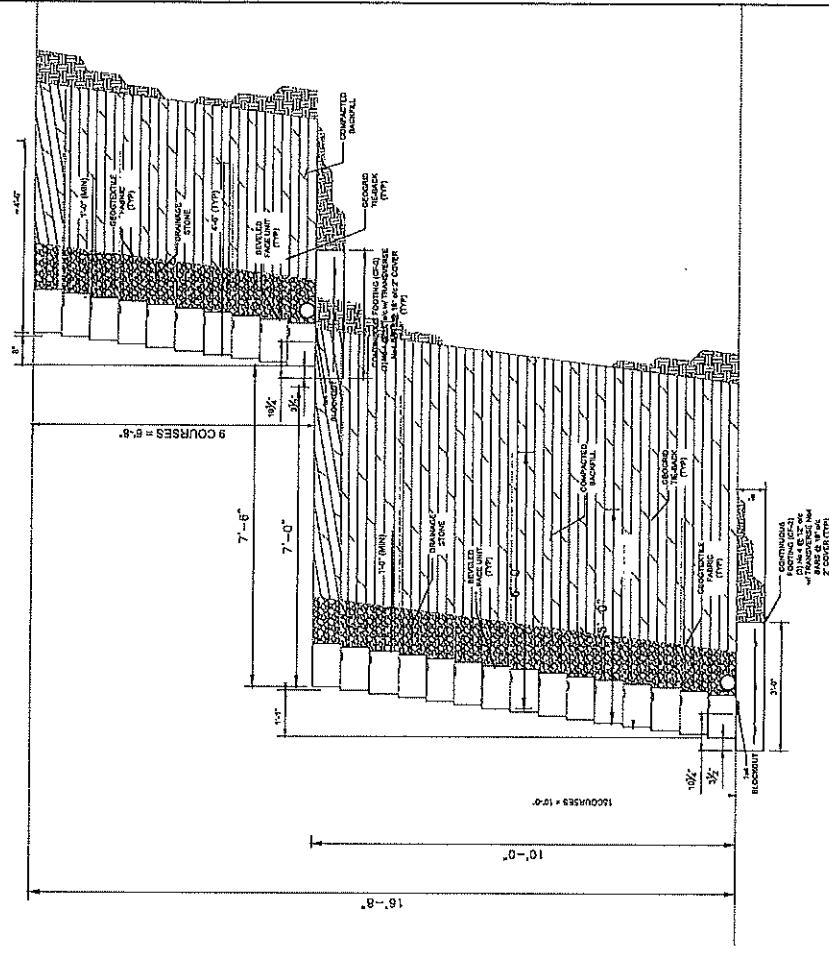
FOOTING SCHEDULE	
MARK	SIZE
CF-1	3'-0" x 1'-0" ① 2" x 4" LONGITUDINAL BARS @ 12" ② 2" x 4" TRANSVERSE BARS @ 12" ③ 1" x 6" F COVER
CF-2	3'-0" x 1'-0" ① 2" x 4" LONGITUDINAL BARS @ 12" ② 2" x 4" TRANSVERSE BARS @ 12" ③ 1" x 6" F COVER
CF-3	2'-0" x 1'-0" ① 2" x 4" LONGITUDINAL BARS @ 8" ② 2" x 4" TRANSVERSE BARS @ 12" ③ 1" x 6" F COVER



SECTION E
 $\frac{3}{4}" = 1'-0"$



SECTION F
 $\frac{3}{4}" = 1'-0"$



FOOTHILLS CIVIL & ENV. LLC.
 5651 BOARDMAN RD.
 ELLIJAY, GA 30540

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 & ENV. LLC IS EXPRESSLY FORBIDDEN.

REV.	DATE	BY	DESCRIPTION
B	6-17-25	NH	Added Shelf Details
A	6-9-25	NH	For Review



DATE 6-17-25
 SCALE AS NOTED
 DESIGN N. Hunsberger
 DRAWN N. Hunsberger
 CONTACT L. Hunsberger
 CHECKED L. Hunsberger
 APPRD L. Hunsberger

LOT 62, 66 SKYLINE DR., ELLIJAY, GA 30540

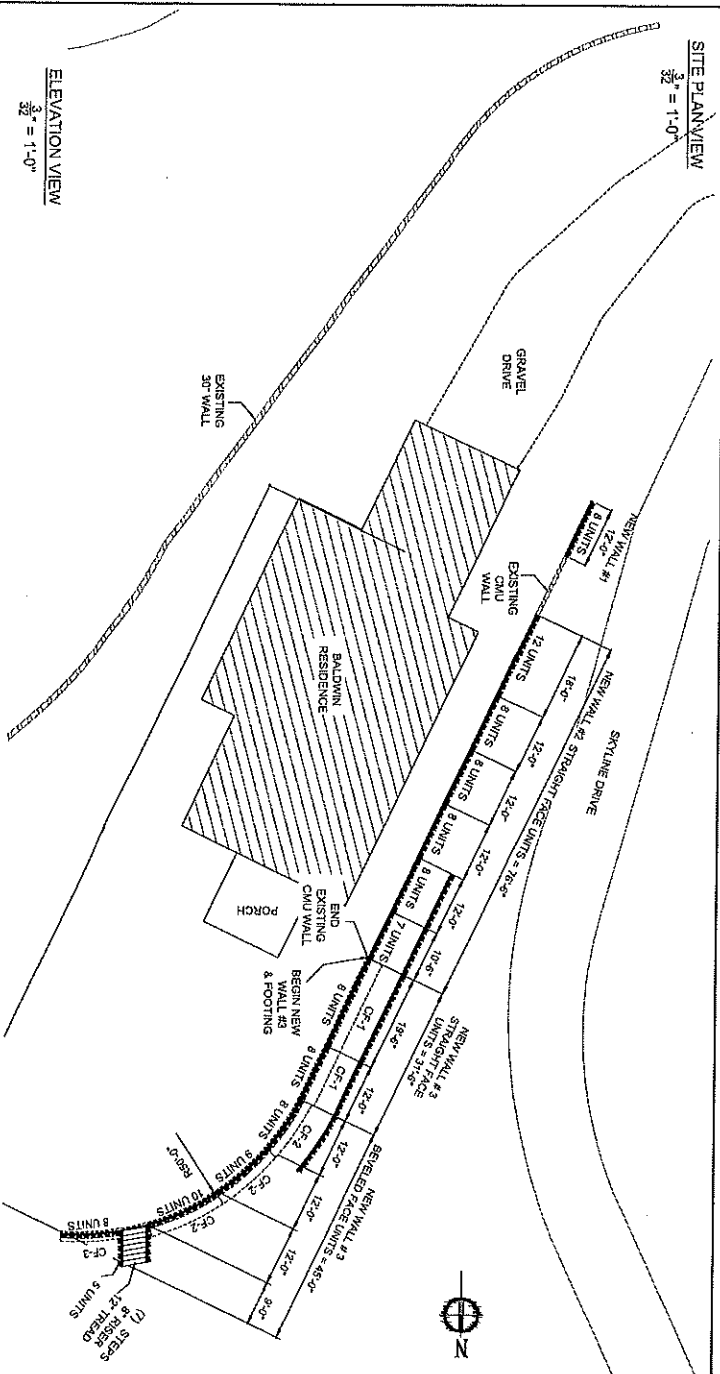
S-3

SHEET NO.

BALDWIN RESIDENCE RETAINING WALL SECTIONS

SITE PLAN VIEW

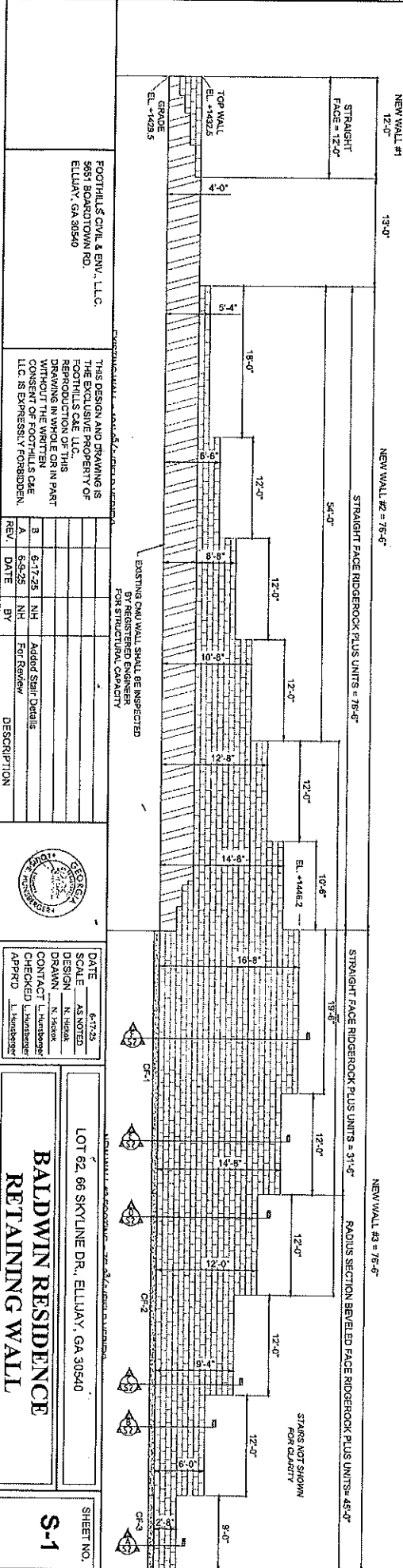
3/2" = 1'-0"



MARK	SIZE	FOOTING SCHEDULE
CF-1	3'-0" x 4'-0"	ONE #4 LONGITUDINAL BARS @ 12" O.C. w/ NO. 3 TRANSVERSE BARS @ 18" O.C. w/ 2' COVER
CF-2	3'-0" x 4'-0"	ONE #4 LONGITUDINAL BARS @ 12" O.C. w/ NO. 3 TRANSVERSE BARS @ 18" O.C. w/ 2' COVER
CF-3	3'-0" x 4'-0"	ONE #4 LONGITUDINAL BARS @ 12" O.C. w/ NO. 3 TRANSVERSE BARS @ 18" O.C. w/ 2' COVER

ELEVATION VIEW

3/2" = 1'-0"



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5651 BOARDTOWN RD.
ELLUMAY, GA 30540

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REV	DATE	BY	DESCRIPTION
A	6-17-25	NH	Added Staff Details
B	6-25-25	NH	For Review



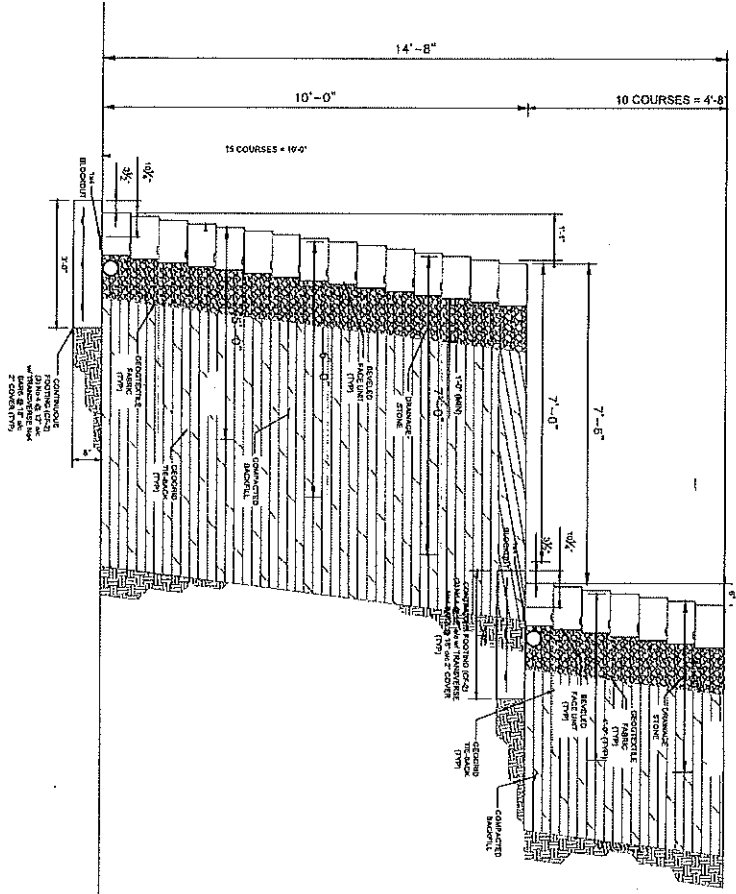
DATE	6-17-25
SCALE	AS NOTED
DESIGN	N. HENDRICK
DRAWN	N. HENDRICK
CHECKED	N. HENDRICK
APPROVED	L. HENDRICK

LOT 62, 66 SKYLINE DR., ELLUMAY, GA 30540

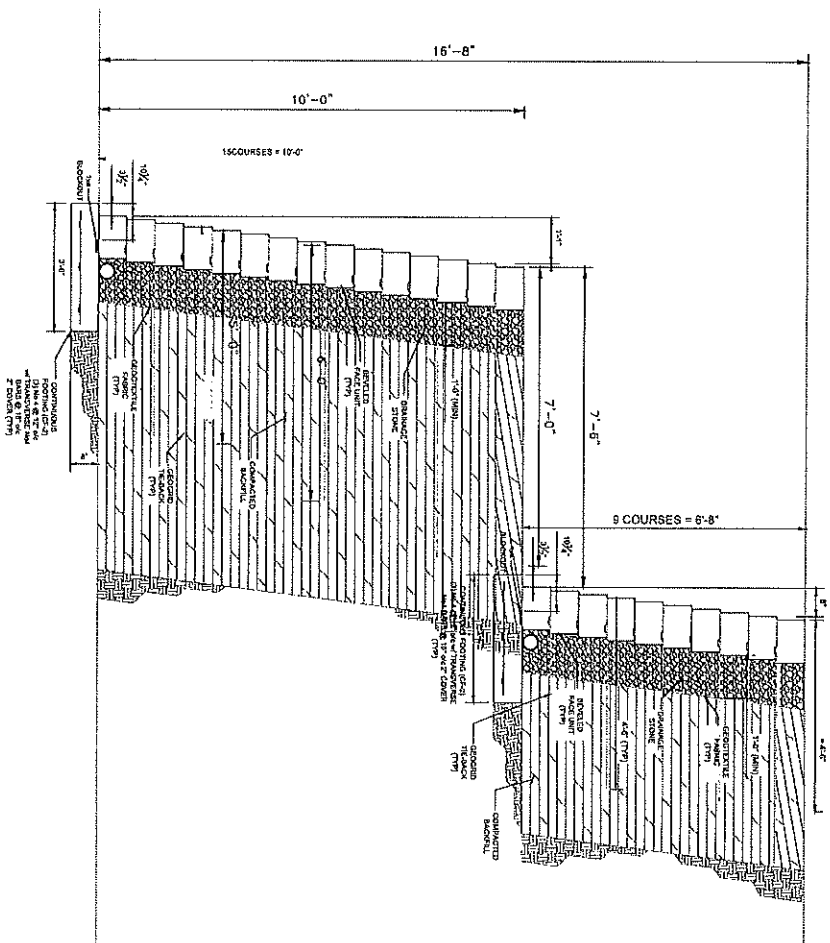
BALDWIN RESIDENCE
RETAINING WALL

SHEET NO.
S-1

SECTION E
 $\frac{3}{4}'' = 1'-0''$



SECTION F
 $\frac{3}{4}'' = 1'-0''$



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 ELLIJAY, GA 30540

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REV.	DATE	BY	DESCRIPTION
1	6-17-25	NH	Added Staff Details
2	6-25-25	NH	For Review

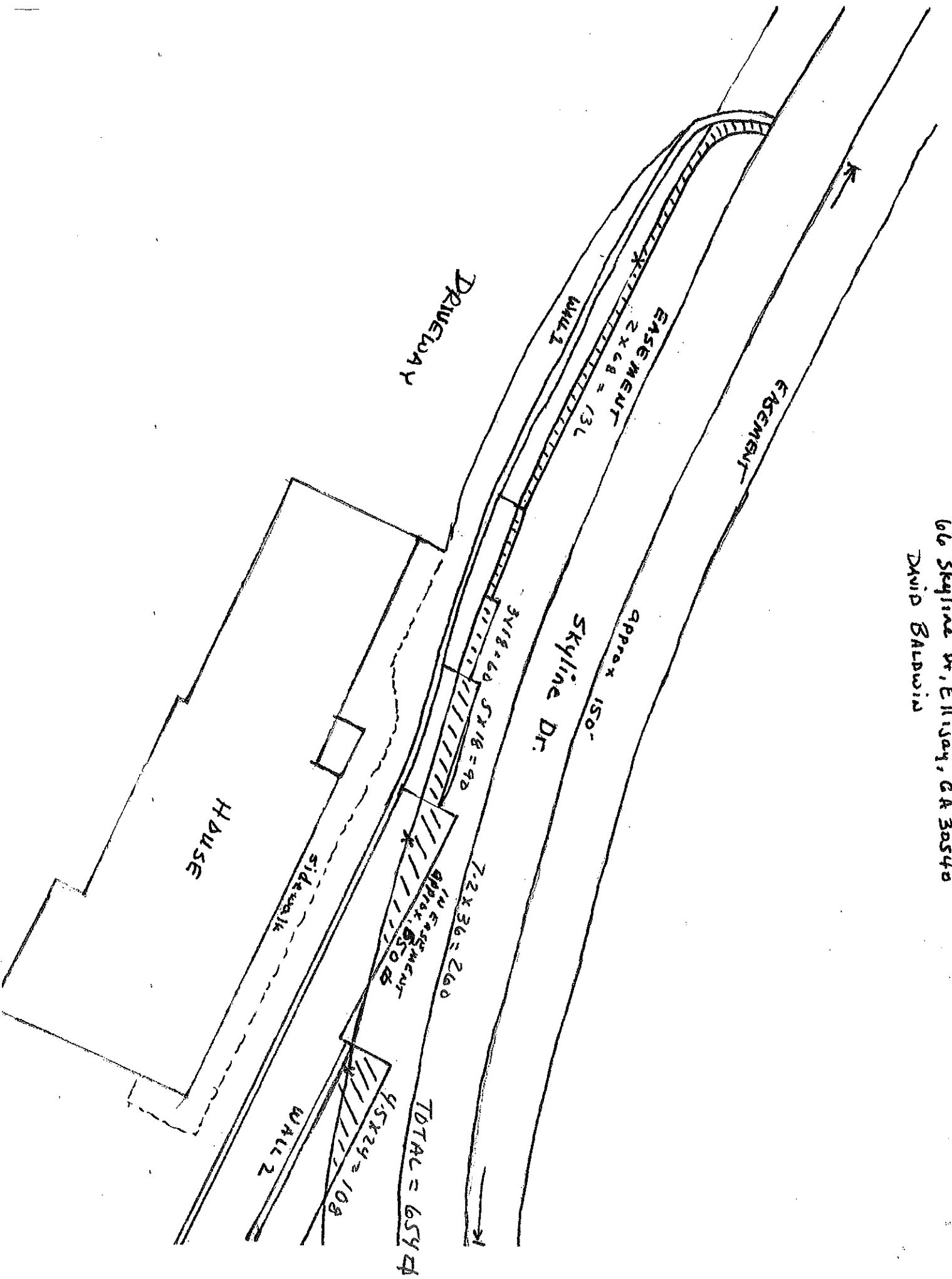
DATE 6-17-25
SCALE AS NOTED
DESIGN N. HICK
DRAWN N. HICK
CHECKED L. HANSEN
APPROVED L. HANSEN

LOT 62, 66 SKYLINE DR., ELLIJAY, GA 30540

BALDWIN RESIDENCE
RETAINING WALL SECTIONS

S-3

66 Skyline Dr, Ellijay, GA 30540
David Baldwin





CONTRACTORS, INC.

FENCING — GUARDRAILS — BARRIERS

110 Bluffs Pkwy
Suite 207
Canton, GA. 30114

678-493-8128
matt@graciegrayinc.com

Estimate

Date Estimate #

9/10/2025

3167

Name/Address

CITY OF ELLIJAY
197 N MAIN ST
ELLIJAY, GA 30540

Ship To

CITY OF ELLIJAY
SKYLINE DR
ELLIJAY, GA

Project Name

Project #

Item	Description	Qty	U/M	Rate	Total
150-1000	TRAFFIC CONTROL	1	LS	2,500.00	2,500.00
151-1000	MOBILIZATION	1	LS	1,500.00	1,500.00
641-1200	GUARDRAIL, TP W *** INCLUDES COST OF 9FT POSTS PER GDOT 4381	225		42.00	9,450.00
641-5001	GUARDRAIL ANCHORAGE, TP 1 COMPLETE	1		2,265.00	2,265.00
641-5015	GUARDRAIL TERMINAL, TP 12A, 31 IN, TANGENT, ENERGY ABSORBING	1		3,985.00	3,985.00

Total

\$19,700.00

-ALL ESTIMATES ARE TO BE CONSIDERED NULL AND VOID IF THE ATTACHED TERMS AND CONDITIONS ARE NOT INCLUDED AS PART OF THE CONTRACT/ SUBCONTRACT. GGC T&C WILL BE SENT AS A SEPERATE ATTACHMENT ACCOMPANYING THE ESTIMATE

- Prices subject to change if GGC is not awarded the complete job quoted.
- All metal posts are to be installed by mechanical force.
- All utility conflicts are to be resolved by the prime contractor.
- Does not include any earthwork, grading, grassing, or concrete work unless noted above.
- Does not include any coring, drilling, patching or sealing unless noted above.
- Does not include bond. Bond may be included for an additional fee.
- Does not include traffic control unless noted above.
- Does not include removal of any kind unless noted above.

Signature _____

RESOLUTION _____

**A RESOLUTION AUTHORIZING THE TRANSMITTAL
TO THE NORTHWEST GEORGIA REGIONAL COMMISSION OF
THE UPDATED CAPITAL IMPROVEMENTS ELEMENT
FOR GILMER COUNTY AND THE CITIES OF ELLIJAY AND EAST ELLIJAY**

WHEREAS the Georgia Planning Act of 1989 requires local governments that levy impact fees to update their Capital Improvement Element, and other relative documents on an annual basis; and

WHEREAS the Ellijay-Gilmer County Water and Sewerage Authority has for that reason prepared updated documents relative to current and proposed capital improvements projects in its service area and impact fee financial information for its service area; and,

WHEREAS these aforementioned updates and documents have been prepared in accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and other applicable rules, as amended; and,

WHEREAS Gilmer County and the Cities of Ellijay and East Ellijay held a joint public hearing on Thursday, September 4, 2025, at the Gilmer County Courthouse Jury Assembly Room, for which customary and adequate public notice was given;

THEREFORE BE IT RESOLVED that the Mayor and City Council of Ellijay does hereby submit to the Northwest Georgia Regional Commission for regional review, the documents prepared by the Ellijay-Gilmer County Water and Sewerage Authority, namely the Ellijay/Gilmer County Capital Improvements Project Updates for July 1, 2025 to June 30, 2030 for both water and sewerage, and the 2024/2025 Impact Fee Financial Reports for both water and sewerage.

Adopted this ___ day of September, 2025.

BY:

Al Hoyle, Mayor
City of Ellijay

ATTEST:

Lori Pierce, City Clerk
City of Ellijay

RESOLUTION _____

A RESOLUTION AUTHORIZING THE TRANSMITTAL TO THE GEORGIA DEPARTMENT OF NATURAL RESOURCES OF A GEORGIA OUTDOOR STEWARDSHIP PROGRAM GRANT APPLICATION FOR THE PURPOSE OF ACQUIRING PROPERTY FOR THE PURPOSES OF PRESERVING GREENSPACE AND DEVELOPING A NATURAL PARK

WHEREAS the City of Ellijay hereby certifies that the following resolution was adopted by the Mayor and City Council of the City of Ellijay by consensus of the body on September 15, 2025 and that such resolution has not been modified or rescinded as of the date hereof:

WHEREAS the application process for the Georgia Outdoor Stewardship Program presented to this meeting is hereby approved and adopted and that proper officers of the City of Ellijay are hereby authorized and directed to execute and deliver to the Georgia Department of Natural Resources

WHEREAS the Mayor and Council of the City of Ellijay commit to allocating funds for the long-term maintenance of Ellijay Preservation Park with securement of available funding from the Georgia Outdoor Stewardship Program.

BE IT THEREFORE RESOLVED that the Mayor and Council of the City of Ellijay wholeheartedly support the application for the Georgia Outdoor Stewardship Program through the Georgia Department of Natural Resources. Be it further resolved that the City of Ellijay will set aside 35% of the required funds for the project.

Adopted this 15th day of September 2025

BY:

Al Hoyle, Mayor
City of Ellijay

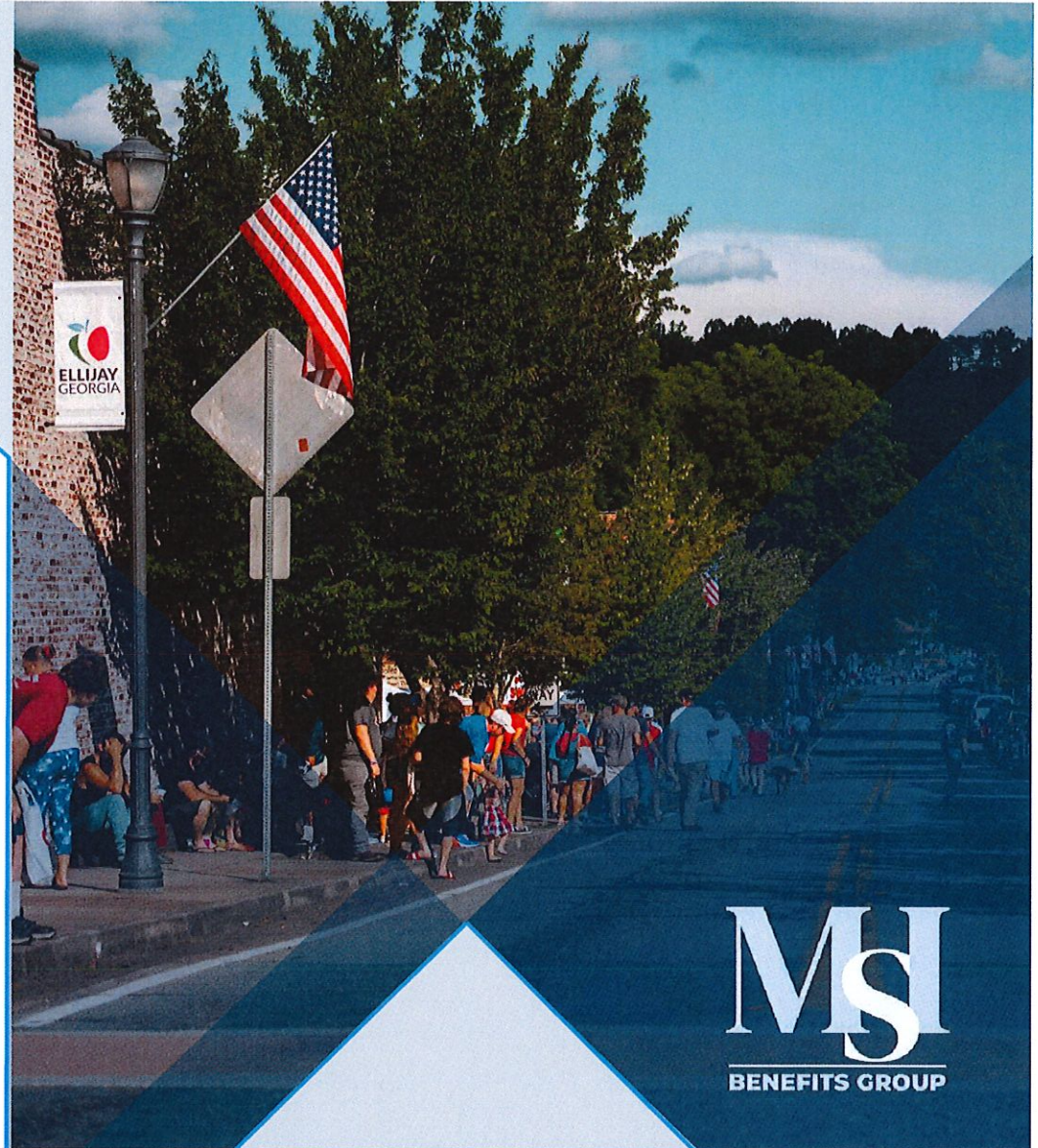
ATTEST:

Lori Pierce, City Clerk
City of Ellijay



MSI Benefits Renewal Council Presentation

September 15, 2025



MSI
BENEFITS GROUP

Renewal Recap (2025)

- **Medical/Rx:** Renewed with GMA
 - Market Evaluation Performed , but GMA was most competitive at +23% (City Impact: +\$46K)
 - No change to the benefits plan design
 - City of Ellijay continued to cover 100% for employees and 50% for dependents.

***Up for Renewal 2026 – included on following slides**

- **Voluntary Dental:** +4% increase from Anthem BCBS
 - No Changes to Benefits

***Up for Renewal 2026 – Renewal not yet available**

- **Voluntary Vision:** Renewed with Anthem BCBS
 - No Changes to Benefits or Cost

***Up for Renewal 2026 – Renewal not yet available**

- **Life and Disability:** Secured Rate Extension with Dearborn National
 - No Changes to Benefits or Premiums

***Up for Renewal 2026 – Renewal not yet available**



Marketing Strategy

- Vetting carriers is a continual process overseen by MSI to ensure our clients are partnered with the solutions best positioned to meet their overall organizational goals and objectives.
- In the event a Non-Marketing Strategy is not reached with the incumbent carrier, MSI utilizes a Comprehensive Marketing Approach, soliciting proposals from all viable options, which includes evaluating alternate funding methodologies when applicable.
- The objective of the Market Evaluation is not to have clients changing carriers every year, but to ensure the most competitive options are presented while holding the incumbent carrier accountable.
- In preparation for the City's 2026 Benefits Renewal, the Carriers' Response to the Market Evaluation are noted below:

Carrier	Response
GMA	Quoted – Incumbent Carrier
United Healthcare (UHC)	Quoted – Not Competitive Rates
Cigna	Declined to Quote – Failed GRX
Aetna	Declined to Quote
Anthem	Declined to Quote – Group with GMA/Anthem

Medical Claims Experience

	Total Medical Claims	Total RX Claims	Total Medical Premiums	Total RX Premiums	Total Claims	Total Premiums	Ratio
1/2024	\$7,989.05	\$29,055.73	\$19,018.65	\$0.00	\$37,044.78	\$19,018.65	194.78%
2/2024	\$9,904.16	\$23.25	\$19,536.30	\$0.00	\$9,927.41	\$19,536.30	50.82%
3/2024	\$2,723.93	\$25,252.49	\$18,307.80	\$0.00	\$27,976.42	\$18,307.80	152.81%
4/2024	(\$729.29)	\$7,263.54	\$18,922.05	\$0.00	\$6,534.25	\$18,922.05	34.53%
5/2024	\$6,490.89	\$2,271.13	\$18,922.05	\$0.00	\$8,762.02	\$18,922.05	46.31%
6/2024	\$41,387.85	\$25,964.80	\$17,693.55	\$0.00	\$67,352.65	\$17,693.55	380.66%
7/2024	\$14,592.71	\$9,351.89	\$18,307.80	\$0.00	\$23,944.60	\$18,307.80	130.79%
8/2024	\$35,873.19	\$4,802.67	\$20,764.80	\$0.00	\$40,675.86	\$20,764.80	195.89%
9/2024	\$5,883.02	\$28,257.00	\$21,993.30	\$0.00	\$34,140.02	\$21,993.30	155.23%
10/2024	\$25,395.66	\$12,945.41	\$20,764.80	\$0.00	\$38,341.07	\$20,764.80	184.64%
11/2024	\$8,935.92	\$5,080.41	\$18,922.05	\$0.00	\$14,016.33	\$18,922.05	74.07%
12/2024	\$15,044.22	\$24,993.45	\$21,385.35	\$0.00	\$40,037.67	\$21,385.35	187.22%
Total for 2024:					\$348,753.08	\$234,538.50	148.70%
1/2025	\$86,655.52	\$8,029.01	\$24,792.60	\$0.00	\$94,684.53	\$24,792.60	381.91%
2/2025	\$7,873.99	\$20,815.66	\$24,792.60	\$0.00	\$28,689.65	\$24,792.60	115.72%
3/2025	\$4,690.09	(\$14,055.26)	\$21,770.70	\$0.00	(\$9,365.17)	\$21,770.70	-43.02%
Total for 2025:					\$114,009.01	\$71,355.90	159.78%
Total for ELLIJAY:					\$462,762.09	\$305,894.40	151.28%

- Medical Loss Ratio goal is 85%
- City is continuing to have higher claims volume driven by pharmacy claims
- 2 Active High-Cost Claimants (claims exceeding \$50,000)

2026 GMA Medical Renewal



		Current	Renewal
		POS 80/60 - 1500	
Employee	10	756.00	945.00
Employee + Spouse	8	1,510.95	1,888.95
Employee + Child(ren)	2	1,436.40	1,795.50
Employee + Family	2	2,269.05	2,836.05
Monthly Total	22	\$27,059	\$33,825
Annual Total		\$324,702	\$405,896
			25.01%
<u>In-network</u>		Point of Service	
Deductible		\$1,500 (\$4,500 Family)	
Coinsurance		80%	
PCP Office Co-Pay		\$40	
Specialist Office Co-Pay		\$50	
Emergency Room Co-Pay		\$200	
Medical Max Out-of-Pocket		\$5,000 (\$10,000 Family)	
Prescription			
Generic		\$10	
Formulary Brand		\$35	
Non-formulary Brand		\$60	
Rx Max Out-of-Pocket		\$1,600 (\$3,200 Family)	
		Bi-Weekly Deductions (26)	
Employee	10	0.00	0.00
Employee + Spouse	8	174.22	217.83
Employee + Child(ren)	2	157.02	196.27
Employee + Family	2	349.17	436.40
Annual Deductions		\$62,559	\$78,208
Net Annual Cost to City		\$262,143	\$327,688
			25.00%

- GMA renewal increase request of +25% due to increase claims experience
- \$65K net annual increase to the City renewing as is


GMA Medical Options



		Current	Renewal	Option #1	Option #2
		POS 80/60 - 1500		POS 80/60 - 2000	POS 80/60 - 3000
Employee	10	756.00	945.00	906.15	873.60
Employee + Spouse	8	1,510.95	1,888.95	1,812.30	1,746.15
Employee + Child(ren)	2	1,436.40	1,795.50	1,723.05	1,660.05
Employee + Family	2	2,269.05	2,836.05	2,721.60	2,621.85
Monthly Total	22	\$27,059	\$33,825	\$32,449	\$31,269
Annual Total		\$324,702	\$405,896	\$389,390	\$375,228
			25.01%	19.92%	15.56%
<u>In-network</u>		Point of Service		Point of Service	Point of Service
Deductible		\$1,500 (\$4,500 Family)		\$2,000 (\$6,000 Family)	\$3,000 (\$9,000 Family)
Coinsurance		80%		80%	80%
PCP Office Co-Pay		\$40		\$40	\$40
Specialist Office Co-Pay		\$50		\$50	\$50
Emergency Room Co-Pay		\$200		\$200	\$200
Medical Max Out-of-Pocket		\$5,000 (\$10,000 Family)		\$5,500 (\$11,000 Family)	\$6,500 (\$13,000 Family)
Prescription					
Generic		\$10		\$10	\$10
Formulary Brand		\$35		\$35	\$35
Non-formulary Brand		\$60		\$60	\$60
Rx Max Out-of-Pocket		\$1,600 (\$3,200 Family)		\$1,600 (\$3,200 Family)	\$1,600 (\$3,200 Family)
		Bi-Weekly Deductions (26)		Bi-Weekly Deductions (26)	Bi-Weekly Deductions (26)
Employee	10	0.00	0.00	0.00	0.00
Employee + Spouse	8	174.22	217.83	209.11	201.36
Employee + Child(ren)	2	157.02	196.27	188.52	181.49
Employee + Family	2	349.17	436.40	418.95	403.44
Annual Deductions		\$62,559	\$78,208	\$75,083	\$72,299
Net Annual Cost to City		\$262,143	\$327,688	\$314,307	\$302,929
			25.00%	19.90%	15.56%

- GMA's underwriting will provide 2% rate relief should the City move to a \$2,000 or \$3,000 deductible plan design.

2025 Public Sector Benchmark

		GA City	GA City	GA City	GA City	GA City	GA City	GA City	GA City	All Average	County Average	City Average
Effective Date	1/1/2025	1/1/2025	1/1/2025	1/1/2025	10/1/2025	1/1/2025	5/1/2025	1/1/2025	1/1/2025			
Active Employees	22	34	17	66	77	42	23	63	84	284	365	190
Monthly Premium												
Employee	\$756	\$1,426	\$1,368	\$1,073	\$757	\$1,329	\$1,034	\$1,088	\$954	\$984	\$1,038	\$935
Employee + Spouse	\$1,511	\$2,994	\$3,103	\$2,147	\$1,590	\$2,660	\$2,171	\$2,284	\$1,910	\$2,051	\$2,126	\$1,983
Employee + Child(ren)	\$1,436	\$2,781	\$2,886	\$2,040	\$1,476	\$2,526	\$2,016	\$2,121	\$1,815	\$1,988	\$2,078	\$1,908
Employee + Family	\$2,269	\$4,349	\$4,476	\$3,219	\$2,309	\$3,989	\$3,153	\$3,318	\$2,868	\$2,877	\$2,972	\$2,791
Employee Monthly Cost												
Employee	\$0	\$0	\$0	\$142	\$0	\$0	\$0	\$37	\$22	\$59	\$68	\$51
Employee + Spouse	\$377	\$1,568	\$27	\$413	\$313	\$1,330	\$100	\$238	\$333	\$398	\$459	\$342
Employee + Child(ren)	\$340	\$1,355	\$31	\$387	\$266	\$1,197	\$100	\$213	\$291	\$365	\$437	\$301
Employee + Family	\$757	\$2,923	\$58	\$685	\$579	\$2,660	\$350	\$412	\$603	\$620	\$686	\$560
Employer Contribution												
Employee	100%	100%	100%	87%	100%	100%	100%	97%	98%	94%	93%	95%
Add Spouse	50%	0%	98%	75%	62%	0%	91%	83%	67%	68%	63%	73%
Add Child(ren)	50%	0%	98%	75%	63%	0%	90%	83%	69%	68%	62%	74%
Add Family	50%	0%	98%	75%	63%	0%	83%	83%	70%	71%	67%	75%
Health Plan Design												
HRA Included	No	No	No	No	No	No	No	Yes	No	20%	15%	23%
HRA Amount	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$338	\$407	\$275
Deductible	\$1,500	\$500	\$1,000	\$3,000	\$1,000	\$2,000	\$2,500	\$2,500	\$1,000	\$2,076	\$2,330	\$1,848
Coinurance	80%	100%	100%	80%	100%	80%	80%	100%	80%	86%	83%	89%
Out of Pocket	\$5,000	\$500	\$4,500	\$6,500	\$7,900	\$5,500	\$7,500	\$3,750	\$5,600	\$5,670	\$6,278	\$5,123
PCP Copay	\$40	\$25	\$20	\$40	\$30	\$40	\$25	\$30	\$40	\$29	\$27	\$31
Specialist Copay	\$50	\$50	\$40	\$50	\$60	\$50	\$50	\$60	\$50	\$52	\$54	\$50
Rx Deductible	No	\$250	No	No	\$200	\$1,000	No	No	No	Yes - 39%	Yes - 38%	Yes - 40%
Generic Copay	\$10	\$15	\$10	\$10	\$15	\$10	\$15	\$15	\$10	\$12	\$11	\$13
Brand Copay	\$35	\$40	\$35	\$35	\$45	\$35	\$35	\$35	\$35	\$40	\$44	\$37

- City average is based off 30 different cities in Georgia.

Cost 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						
BCBSGA GMA						
Current	\$324,702		\$62,559	\$262,143		
Renewal	\$405,896	25.01%	\$78,208	\$327,688	25.00%	\$65,545
Option #1	\$389,390	19.92%	\$75,083	\$314,307	19.90%	\$52,164
Option #2	\$375,228	15.56%	\$72,299	\$302,929	15.56%	\$40,786



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