

CITY OF ELBERTON
REGULAR MEETING OF THE MAYOR AND COUNCIL
Monday, May 1, 2023 – 5:30 p.m.

Pursuant to due call and notice thereof the meeting of the Mayor and Council convened at 5:30 p. m. on Monday, May 1, 2023 in the Council Chamber of the Municipal Building, 203 Elbert Street with Mayor Graves presiding.

Present were: Council Members Butler, Burton, Colquitt, Prince and Parham; City Attorney Jenkins, City Manager Dunn and City Clerk Churney.

Mayor Graves called the meeting to order and led the assembly in the Pledge of Allegiance. City Attorney Jenkins led the assembly in prayer.

Council Member Butler motioned to approve the minutes of the February meeting, seconded by Council Member Burton, and the motion passed unanimously (Butler, Burton, Colquitt, Prince, Parham).

There were no speakers from the floor.

Council Member Parham introduced a Resolution to become a member of the Georgia Interlocal Risk Management Agency (GIRMA) as follows:

RESOLUTION

**A RESOLUTION TO BECOME A MEMBER OF THE GEORGIA INTERLOCAL RISK
MANAGEMENT AGENCY (GIRMA) AND PARTICIPATE IN ONE OR MORE OF GIRMA’S FUNDS**

WHEREAS, an intergovernmental contract originally was approved for use on June 10, 1987 by certain municipalities acting through a Board of Trustees of their own selection, and, in accordance with the Official Code of Georgia Annotated (“O.C.G.A.”) Section 36-85-2, these municipalities formed and became members of the Georgia Interlocal Risk Management Agency (“GIRMA”) by executing the intergovernmental contract, and

WHEREAS, GIRMA is an unincorporated nonprofit instrumentality wholly owned by its members, all of which are public entities, and after approval by GIRMA’s Administrator, all additional members of GIRMA became members by executing the intergovernmental contract and adopting a resolution or ordinance;

WHEREAS, the form of this Amended and Restated Intergovernmental Contract has been approved in accordance with the bylaws, and all Members not expressing intent to withdraw within 30 days after the date of notice of the approval are parties to this Amended and Restated Intergovernmental Contract, and the intergovernmental contract previously executed by the Member is superseded by this Amended and Restated Intergovernmental Contract;

WHEREAS, this Amended and Restated Intergovernmental Contract is made and entered into this 1st day of May, 2023, by and among the public entities who are now Members of the **Georgia Interlocal Risk Management Agency (“GIRMA”)** and the **City of Elberton (“New Member”)** for the purpose of permitting New Member to participate in one or more group self-insurance funds for the management of liability and property damage risks of the Member public entities.

WHEREAS, New Member desires to become a Member of GIRMA in accordance with the Statute and the rules and regulations of the Insurance Commissioner of the State of Georgia:

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Elberton, Georgia, and it is hereby resolved by the authority thereof:

Section 1. The Intergovernmental Contract in the form included herein as Attachment “A” is hereby approved, authorized, and accepted.

Section 2. The effective date of this Resolution shall be May 1, 2023.

Section 3. All Resolutions or parts of resolutions in conflict herewith are expressly repealed.

RESOLVED this 1st day of May, 2023, in an open meeting duly assembled.

City Manager Dunn read the Resolution in its entirety. Council Member Parham motioned to adopt the Resolution, seconded by Council Member Prince and the motion passed unanimously (Butler, Burton, Colquitt, Prince, Parham).

Council Member Butler introduced a Resolution approving and authorizing the Elberton Fire Department training facility expansion project as follows:

RESOLUTION

A RESOLUTION OF THE CITY OF ELBERTON APPROVING AND AUTHORIZING THE ELBERTON FIRE DEPARTMENT TRAINING FACILITY EXPANSION PROJECT, AND FOR OTHER PURPOSES.

WHEREAS, the City of Elberton heretofore has operated a Fire Service Department as authorized in its Charter under Section 14 and pursuant to Chapter 3 of Title 25 of the Official Code of Georgia, Annotated; and

WHEREAS, the Mayor and Council of the City of Elberton desire to expand the Elberton Fire Department by developing and creating a Fire Training Center to include a Live-Burn Training Facility; and

WHEREAS, the Mayor and Council have selected a site at 1087 Calhoun Falls Highway on property that has been owned by the City for several decades but has been unused since 2007 and which, due to its size and location, is the most feasible location for this new Training Center; and

WHEREAS, the City has also determined and does hereby find that it is in its best interest to construct an expansion of the Elberton Fire Department for the purposes of training its employees and volunteers in fire services.

NOW, THEREFORE, be it resolved by the Mayor and Council of the City of Elberton in an open meeting duly assembled, and it is hereby resolved by the authority thereof, as follows:

Section 1: The Elberton Fire Department Training Center Expansion Plan is hereby approved, and construction of the Live-Burn Training Facility is hereby authorized.

Section 2: The Elberton Fire Department Training Center Expansion Plan includes completing the construction of the live-burn facility, a paved parking area and driveway, a classroom and debriefing building with restrooms, fencing, and other site improvements as necessary to construct the Training Center.

Section 3: The City Manager is authorized and directed to issue purchase orders for the Live-Burn modular training facility and simulator to WHP Trainingtowers in the amount of \$430,351.00, a successful bidder from a competitive bid process for this product, engineering, installation, delivery, and setup.

Section 4: The Mayor and Council hereby authorizes and directs the City Manager or other authorized officials to commence with construction of the Training Center and the provision of service from the new Facility with all diligence and expedience, and to take any further actions and execute and deliver any other documents necessary to carry out the purpose of this Resolution.

Section 5: All resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLVED this the 1st day of May, 2023.

City Manager Dunn read the Resolution in its entirety. Council Member Butler motioned to adopt the Resolution, seconded by Council Member Burton and the motion passed unanimously (Butler, Burton, Colquitt, Prince, Parham).

Council Member Burton introduced a Resolution approving and authorizing the Elberton Splash Park Recreation Center project as follows:

RESOLUTION

A RESOLUTION OF THE CITY OF ELBERTON APPROVING AND AUTHORIZING THE ELBERTON SPLASH PARK RECREATION CENTER PROJECT, AND FOR OTHER PURPOSES.

WHEREAS, the City of Elberton heretofore has operated a parks and recreation program with multiple centers and locations throughout the city as authorized in Chapter 64 of Title 36 of the Official Code of Georgia, Annotated; and

WHEREAS, the Mayor and Council of the City of Elberton desire to expand the parks of the city by developing a splash park for water-based recreation targeted to children ages 12 and under which heretofore is unavailable in Elbert County; and

WHEREAS, the Mayor and Council have selected a site at 320 North McIntosh Street, also known as the Senior League Field, on property that has been owned by the City for several decades but has not been used for organized recreation for more than 20 years and which, due to its size and location, is the most feasible location for this new splash park; and

WHEREAS, the City has also determined and does hereby find that it is in its best interest and in the best interest of its citizens to add to the parks and recreation opportunities of the city, to enhance the quality of life for families in Elberton, and to foster economic and community development for all citizens of Elberton.

NOW, THEREFORE, be it resolved by the Mayor and Council of the City of Elberton in an open meeting duly assembled, and it is hereby resolved by the authority thereof, as follows:

Section 1: The Elberton Splash Park Recreation Center Project is hereby approved, and construction of the splash park and required facilities to operate the park is hereby authorized.

Section 2: The Elberton Splash Park Recreation Center Project includes a splash pad of approximately 5,000 square feet of play area, with about 40 water spray features, a large elevation feature with two water slides and a dumping bucket, a new building to house the water treatment facility, a concessions and ticketing area, and restrooms, a paved parking area, landscaping, fencing, and other site improvements as necessary to construct the splash park.

Section 3: The City Manager is authorized and directed to issue purchase orders for the water features and water treatment equipment to Vortex International in the amount of \$499,316.00, a successful bidder from a competitive bid process for these products and delivery for a base bid amount, plus a change order in the amount of \$66,081.50 to add water features and increase the size of the park to 5,000 square feet. The City Manager is authorized and directed to issue purchase orders to L Squared Enterprises for \$171,100.00 for installation, assembly, and start-up of the new water park, plus a change order for the additional concrete and piping for the larger design.

Section 4: The Mayor and Council hereby authorizes and directs the City Manager or other authorized officials to commence with construction of the Splash Park and the provision of service to the general public from the new Facility with all diligence and expedience, and to take any further actions and execute and deliver any other documents necessary to carry out the purpose of this Resolution.

Section 5: All resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLVED this the 1st day of May, 2023.

City Manager Dunn read the Resolution in its entirety. Council Member Burton motioned to adopt the Resolution, seconded by Council Member Parham and the motion passed 3-2 with Council Members Prince, Burton and Parham voting for the motion and Council Members Colquitt and Butler voting against the motion.

Council Member Parham placed Ordinance 2219 on first reading to annex 1087 Calhoun Falls Hwy into the corporate limits of Elberton with a heading as follows:

ORDINANCE 2219

AN ORDINANCE ANNEXING THE PROPERTY LOCATED OWNED BY THE CITY OF ELBERTON PURSUANT TO THE OFFICIAL CODE OF GEORGIA, ANNOTATED, IN CHAPTER 36 OF ARTICLE 36; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Manager Dunn read the Ordinance in its entirety.

Council Member Parham motioned to adopt the Consent Agenda, seconded by Council Member Prince and the motion passed unanimously (Butler, Burton, Colquitt, Prince, Parham).

- 1. Approved the expenditures that exceed the city manager’s purchasing authority.
- 2. Accepted the budget calendar for fiscal year 2024.

City Manager Dunn presented the following reports:

- 1. Financial Report ending March 31, 2023.
- 2. The departmental report was submitted as follows:

CITY CLERK:

The department continues to collect delinquent Business License renewals for calendar 2023 which were due by March 31.

HUMAN RESOURCES:

Open enrollment will be held in May for the group medical, vision and dental plans.

FIRE DEPARTMENT:

The Fire Department responded to 47 Alarm Calls for the month of April, 2023: 27 Medical Emergencies, 8 Vehicle Accidents, 4 Aircraft Standbys, 1 Gas Leak, and 7 False Alarms. The department conducted 2 Fire Inspections, 1 Pre Plan, and issued 1 burn permit. The Fire Department conducted 405 hours of in-house training and 12 hours of out of station training.

BUILDING INSPECTIONS:

The building inspection department issued 8 permits from March 26th to April 17th. Permits issued: 4 Electrical Permit, 0 Plumbing Permits, 4 Reroof Permits, 0 Building Permits, and 0 Demo Permits. During this same period there were 8 Electrical Inspections, 2 Plumbing Inspections, 0 Sign Inspections, 0 Demo Inspection, and 2 Building Inspections.

POLICE DEPARTMENT:

The Elberton Police Department released their monthly activity for the month of March 2023. The department recorded:

- 903 Calls for Service
- 272 Vehicle Traffic Stops
- 83 Incident Reports were filed
- 300 City Court cases made
- 25 Traffic accidents were investigated
- 53 People were arrested for various charges
- 9 Person was arrested for Driving under the Influence
- 32 Department Training Hours

The Group A crimes of the (NIBRS) National Incident Based Reporting System are sent to the FBI on a monthly basis. The Group A crimes for March 2022 are as follows:

	<u>March</u>	<u>February</u>
Kidnapping:	0	1
Rape Offenses:	0	2
Robbery:	0	0
Assault:	10	15
Arson:	0	0
Burglary:	1	1
Larceny/Theft:	5	5
Motor Vehicle Theft:	0	0
Counterfeiting/Forgery	2	0
Fraud Offenses:	0	3
Stolen Property Offenses:	0	0
Destruction/ Damage/ Vandalism:	3	5
Drug Offenses:	12	3
Weapons Violations:	4	4

Animal Cruelty:	0	0
Sex Offenses:	0	0
Prostitution Offenses:	0	0

WATER & SEWER:

The crews repaired water leaks on Grogan Circle and Country Club Road. The crews installed water taps and meters at 1903 Tanglewood Drive, 1270 Crestview Drive and 1897 Athens Highway. The 2022 Water Quality Report was submitted to Georgia EPD, posted on Elberton Utilities web site and will be mailed to all customers in the May billing cycle.

The crews cleaned and inspected sewer mains on Country Manor Lane, Seaboard Street, Knight Street, East Church Street and McLendon Street.

ELECTRIC:

The Electric department installed 1,000 feet of new underground triplex at the Elberton Industrial Park to repair the street lights on Progress Blvd. that were not functioning. The department assisted the Public Work construction crew with wiring the two new apartments at 9 N. McIntosh St. The department changed three poles on Locklin Street and one on Crestview Drive and installed an underground service at Beaverdam School

NATURAL GAS:

The Natural Gas Department attended the 2023 pipeline safety seminar held by the Georgia Public Service Commission during the first week of April. The PSC has added several more compliance regulations that the Department will put in effect starting May 1.

The Department installed two residential services and met with two poultry growers that will be adding six additional houses.

Ideal Gas Measurements corrosion technicians performed the annual Cathodic Protection survey. The technicians found two voltage shorts on the pipeline, and both were repaired.

Gas In-Home Sales and Service for FY2023

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
New Customers Installed	0	0	0	0	2	0	0	0	0	0			2
Existing Customers Serviced	1	0	0	1	3	4	4	1	2	0			16
Total	1	0	0	1	5	4	4	1	2	0			18

Appliances installed, repaired, replaced, or serviced for FY2023

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
Water Heaters	1	0	0	1	1	2	0	0	2	0			7
All Other Appliances	0	0	0	0	4	3	4	1	0	0			12
Total	1	0	0	1	5	5	4	1	2	0			19

PUBLIC WORKS:

Along with monthly routine maintenance, the Street Department bush hogged the lots on Highland Park, Granite Plaza to Brewers Bridge Road, East Railroad Street, Wayne Street, and Elmhurst Cemetery. The department cut back limbs at Burke Street gym and the overgrown areas on Old Mineral Springs Road.

The construction crew continues to work on the upstairs apartments at 9 N. McIntosh St. Drywall was installed in April along with the rough-in for HVAC. The new windows have been delivered and are being installed. One set of kitchen cabinets is installed.

MAIN STREET ELBERTON:

Main Street’s annual downtown egg hunt that was to be held on Saturday, April 1 had to be rescheduled

twice due to rain. The hunt was finally held after Easter on Saturday, April 15. Around 75 children attended, and over 1,800 eggs were donated by local businesses.

The 2nd Annual Spring Fling is to be held on Saturday, April 29. This is still a fairly new event but we do have applications being submitted daily.

We have had several new business inquires this month with several business owners looking for vacant buildings on our downtown square to possibly rent. We have also had several new businesses to join the Main Street program.

Main Street Elberton/Downtown square was also voted “Best Place to Listen to Live Music” by the 2023 Community Choice Awards that was sponsored by WSGC, The Elberton Star and the Elbert County Chamber.

ELBERT THEATRE:

There were approximately 2,170 patrons that visited the Elbert Theatre and Arts Center from March 24 – April 27, with 35 events that included: *Jesus Revolution*, *Avatar* and *Super Mario Brothers* movies; the Theatre Foundation summer camp registration and paint class; Encore Productions’ *Hello, Dolly!* rehearsals and *Murder on the Orient Express* auditions and rehearsals; and the High School’s band rehearsal and recital.

ELBERT HOTEL:

The latest occupancy statistics are as follows:

	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY 23</u>
July	29.5%	38.8%	47.2%	31.4%	39.4%	23.8%
August	33.8%	33.3%	50.2%	33.9%	40.0%	37.2%
September	45.6%	36.3%	50.1%	31.5%	40.1%	48.0%
October	42.8%	48.9%	39.5%	34.0%	46.7%	53.9%
November	34.2%	29.9%	41.0%	31.5%	49.0%	53.6%
December	32.5%	40.9%	30.3%	20.8%	36.3%	38.0%
January	27.2%	35.5%	21.9%	28.9%	23.5%	40.6%
February	29.0%	26.6%	33.1%	32.7%	39.2%	40.5%
March	37.9%	35.0%	19.2%	32.7%	41.0%	51.9%
April	32.3%	40.5%	4.7%	38.5%	46.8%	
May	43.1%	52.7%	10.5%	43.7%	49.9%	
June	36.4%	50.4%	19.8%	38.5%	41.5%	
AVERAGE	35.4%	39.1%	30.6%	33.2%	41.1%	43.0%

Just like January and February, March 2023 set another record for that month’s occupancy. Year-to-date occupancy (now at 43%) is on track to be the best fiscal year ever despite being closed for most of July 2022 due to HVAC failure in the rooms.

City Attorney Jenkins gave Council a dilapidated housing status report.

Matters to be considered by Council. Council Member Colquitt asked for the City Manager and Council to consider constructing a swimming pool. He also mentioned trying to acquire the property on N. McIntosh Street in order to address blight areas.

There being no further business to come before Council, upon proper motion and second the meeting was adjourned.