

**CITY OF ELBERTON**  
**REGULAR MEETING OF THE MAYOR AND COUNCIL**  
Monday, August 5, 2024 – 5:30 p.m.

Pursuant to due call and notice thereof the Regular Meeting of the Mayor and Council convened at 5:30 p.m. on Monday, August 5, 2024 in the Council Chambers of the Municipal Building, 203 Elbert Street with Mayor Graves presiding.

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

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

Mr. Tyler Taylor, Chief Executive Officer, gave an update on the financial condition of the Elbert Memorial Hospital.

Mr. Clarence Foster, 236 E. Church Street, provided Council with information on the advantages of establishing a composting program.

Council Member Butler placed Ordinance 2221 on Second Reading to amend the zoning map to rezone properties located along Mill Street and Roosevelt Street. The heading read as follows:

**ORDINANCE 2221**

**AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP  
OF THE CITY OF ELBERTON; AND FOR OTHER PURPOSES.**

Council Member Butler placed the Ordinance on first reading and City Manager Eavenson read it in its entirety at the July meeting. Council Member Butler motioned to adopt the Resolution as read, seconded by Council Member Burton and the motion passed unanimously (Butler, Burton, Colquitt, Parham, Prince).

As privilege of the Chair, Mayor Graves removed (E2) consideration of placing Ordinance 2222 on first reading to amend the zoning map to annex 1006 Second Street Ext into the corporate limits of Elberton in order to receive additional information on the request.

Council Member Parham introduced a Resolution to appoint directors to the DDA board.

**RESOLUTION**

**WHEREAS**, there currently exists several vacancies on the Elberton Downtown Development Authority (DDA) board of directors due to the expired terms; and

**WHEREAS**, O.C.G.A. Section 36-42-6 allows the governing body of the municipal corporation to appoint directors of the DDA by resolution; and

**WHEREAS**, the Mayor and five Council Members of the City of Elberton constitute the governing body pursuant to that state law O.C.G.A. Section 36-42-3; and

**WHEREAS**, the Mayor respectfully submits to the Council the names of Mr. Quinn Floyd and Mr. Rick Prince to be considered for reappointment as directors of the DDA; and

**WHEREAS**, the Mayor also respectfully submits to the Council the names of Mrs. Crystal Smith and Ms. Devon Davis to be considered for appointment as directors of the DDA; and

**WHEREAS**, the appointees meet the qualifications of being a director of the Elberton DDA in that certain state law O.C.G.A. Section 36-42-7, being that the nominees qualify as (a) persons who

have an economic interest in the redevelopment and revitalization of the downtown development area.

**NOW, THEREFORE,** the Mayor and Council of the City of Elberton hereby reappoint Mr. Quinn Floyd and Mr. Rick Prince and appoint Mrs. Crystal Smith and Ms. Devon Davis as directors of the Elberton DDA, term to end June 30, 2028.

City Manager Eavenson read the Resolution as presented. Council Member Parham motioned to adopt the Resolution as read, seconded by Council Member Butler and the motion passed unanimously (Butler, Burton, Colquitt, Parham). Council Member Prince abstained from voting.

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

1. Approved the expenditures that exceed the City Managers purchasing authority.

Department: Utilities 40x40 Building to be used for equipment storage at Utilities	
Vendor:	Bid Amount:
Rockin R Trailers, LLC      RECOMMENDED	\$16,562.98
Rockland Mini Buildings	\$18,958.50
NC Steel Buildings	\$20,679.05
Department: Utilities Emergency purchase. One of the two pumps at the raw water pump station was un-operable. Franklin X-Variable Frequency Drive 200HP, 460 Volt, 260 amp to replace the un-operable 13 year old pump.	
Vendor:	Bid Amount:
Southern Well Drilling	\$34,414.00

2. Accepted the minutes of the Elberton Planning Commission meeting of July 22, 2024.
3. Authorized this issuance of a public assembly permit to ECCHS Band to block a portion of the city streets during all home games.

City Manager Eavenson presented the following reports:

1. Financial Report ending June 30, 2024.
2. Monthly departmental report, as follows:

**CITY CLERK:**

The department submitted the city’s Annual Budget for the fiscal year 2025 to the Tax and Expenditure Center at the Carl Vinson Institute of Government as required by TED House Bill 122.

The Elberton Planning Commission met this month to consider a request to rezone properties on Hillside Way from an R-1 Residential zone to an R-2 Multi-Family Residential zone. There was also a request to issue a conditional use permit to 134 Elbert Street to provide gunsmith and custom firearm build services upstairs of Elberton Sport & Pawn.

**HUMAN RESOURCES:**

The annual GMEBS retirement pension fund census reporting has been submitted on-line for 2023 earnings. This report is mandatory and due annually to the Georgia Municipal Association.

**FIRE DEPARTMENT:**

The Fire Department responded to 37 alarm calls for July 2024. These calls consisted of 23 medical emergencies, 1 cooking fire, 1 overheated motor, 4 vehicle accidents, 3 aircraft standbys and 5 false alarms. The Fire Department issued one burn permit for the month as well. The department conducted 534 hours of in-house training and 64 hours of out-of-station training for the month.

**BUILDING INSPECTIONS:**

The Building Inspection Department issued 24 permits for July 2024. The permits consisted of 10 electrical permits, five plumbing permits, two re-roof permits, four building permits, one land disturbance permit, one demo permit and one mechanical permit.

During the same period, a total of 23 inspections were completed; four electrical inspections, three plumbing inspections, one sign inspection, one demo inspection, eight building inspections, one roofing inspection, one driveway inspection, three mechanical inspections and one pool inspection.

**POLICE DEPARTMENT:**

The Elberton Police Department released their monthly activity for the month of **June 2024**. The department recorded:

- 1063 Calls for Service
- 414 Vehicle Traffic Stops
- 93 Incident Reports were filed
- 305 City Court cases made
- 23 Traffic accidents were investigated
- 59 People were arrested for various charges
- 4 Person was arrested for Driving under the Influence
- 106 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 **June 2024** are as follows:

	<u>June</u>	<u>May</u>
Kidnapping:	0	0
Rape Offenses:	2	0
Robbery:	0	0
Assault:	8	13
Arson:	0	0
Burglary:	1	2
Larceny/Theft:	11	5
Motor Vehicle Theft:	2	0
Counterfeiting/Forgery	0	1
Fraud Offenses:	1	2
Stolen Property Offenses:	3	0
Destruction/ Damage/ Vandalism:	3	6
Drug Offenses:	12	5
Weapons Violations:	4	2
Animal Cruelty:	0	0
Sex Offenses:	0	0
Prostitution Offenses:	0	0

**WATER & SEWER:**

The crews repaired water leaks on West Tate Street, Old Middleton Road, North McIntosh Street, Ruckersville Road, Lincoln Heights, Elbert Street, and Willie Black Road. The crews made repairs to a damaged fire hydrant on Victoria Court. The crews poured utility cuts on Jones Street, Oak Drive, and Elbert Street. The crews installed ¾ inch water taps and meters at 600 and 604 Victoria Court and 1054 Whiteside Drive. Also, the crews installed a ¾ inch water tap, meter, service line, and freeze-proof hydrant at the back lot of the Police Department.

The crews cleaned and inspected the sewer lateral at 115 Lake Forest Drive. The crews pulled and cleaned the pumps at the Country Manor Lift Station. The crews pumped out and cleaned the wet well at the Industrial Park Lift Station. The crews made repairs to the electrical panel at Pulliam Street Lift Station that was damaged by lighting. The crews cut grass at all lift stations in the system.

The crews replaced the drive for the reuse pump at the Fortson’s Creek Treatment Plant.

The crews with the help of contractors replaced the main breaker and Variable Frequency Drive (VFD) for the # 1 Raw Water Pump at the Lake Russell Pump Station. The crews made repairs to the chlorine feed line at the Filter Plant.

### **ELECTRIC:**

The Electric Department completed the Campbell Street/Porter Drive power line conversion and sold off the old copper wire that was removed totaling almost \$7,000. The department upgraded a 3 phase line at Southern Granite by installing new primary and upgrading a 3 pot bank. The department installed a new 3 phase transformer bank on Petersburg Road to install power to Giannonni Granite Sales. We also installed power to the new Shine on Car Wash. The department replaced 8 poles this month. The department finished the month by helping the City of Washington restore power due to a large tree falling and damaging 10 power poles.

### **GAS:**

New residential service installed on Nickville Road and Hudson Road.

Employees continue to maintain regulatory compliance requirements.

The Brewers Mill gas expansion project is still awaiting permits from Hartwell Railroad and the GDOT.

Hartwell Hwy right-of-way reclaim started July 19<sup>th</sup>. Contractors will begin at the bridge on Brewers Bridge road and continue north on Hwy 77 to the regulator station in Hart County. This will include cutting and removing brush and small trees from the gas line right of way along Hwy 77. Property owners will be notified.

The Hartwell Hwy gas line relocation project at the north end of the county is projected to begin in August. Souther Construction will perform the actual gas line relocation as a subcontractor for the bridge work for the GADOT.

### **PUBLIC WORKS:**

Along with monthly routine maintenance, the construction crews continued work on the first and second floors of the Bailey Building on the Public Square.

The Street Department graded and cleaned up at the new fire training facility. The department also spread mulch at the over-head bridge for Keep Elbert County Beautiful.

### **ELBERT THEATRE & ELBERTON ARTS CENTER:**

There have been 25 events at the Elbert Theatre & Arts Center from June 21-July 18 including ETF's paint class, Teen & Kids Summer Camps and *James and the Giant Peach Jr* & *Winnie the Pooh Kids* performances; A Irby's Elvis concert rental; *Horizon* movie and Encore Productions' *The Play the Goes Wrong* rehearsals.

Approximately 1,043 patrons have visited the Elbert Theatre & Elberton Arts Center between June 21-July 18.

### **MAIN STREET ELBERTON:**

The 26<sup>th</sup> Annual Cruise-In and Classic Car Show was Saturday, July 20<sup>th</sup>. This event was sponsored by Andrews & Smith Body & Paint, Madden Pharmacy, Oconee State Bank, Eagle Oil, EG&K Paint Specialist, WSGC, Skeeter's Designs & Granite City Arts. We had 84 cars enter the show. A big thank you to all of our volunteers and businesses that donated door prizes and items for the car show goodie bags. We were able to giveaway over 50 door prizes.

We are excited about the upcoming feature of Elberton in the upcoming August issue of Georgia Trends magazine. We are currently working with the advertising team with Georgia Trends to advertise and promote our area in the magazine for the month of August and look forward to the outcome.

Main Street has several online and in person training events coming up in 2024. We participated in our most recent event in Athens on Thursday, July 18<sup>th</sup>. This class was hosted by Main Street Georgia and was

used as training for disaster planning in downtown events. We found this class to be extremely educational for future event planning.

**ELBERT HOTEL:**

The latest occupancy statistics are as follows:

	<u>FY21</u>	<u>FY22</u>	<u>FY 23</u>	<u>FY24</u>	<u>FY25</u>
July	31.4%	39.4%	23.8%	40.4%	57.8%
August	33.9%	40.0%	37.2%	47.0%	
September	31.5%	40.1%	48.0%	46.7%	
October	34.0%	46.7%	53.9%	55.3%	
November	31.5%	49.0%	53.6%	58.0%	
December	20.8%	36.3%	38.0%	32.7%	
January	28.9%	23.5%	40.6%	30.3%	
February	32.7%	39.2%	40.5%	46.0%	
March	32.7%	41.0%	51.9%	51.6%	
April	38.5%	46.8%	60.0%	53.8%	
May	43.7%	49.9%	59.7%	44.8%	
June	38.5%	41.5%	39.8%	50.8%	
AVERAGE	33.2%	41.1%	45.6%	46.5%	

We have experienced a steady increase at the restaurant, with an especially busy weekend at the quarry July 19, 20 & 21. During these particular dates, we worked in conjunction with the Elbert theatre to cross promote the release of the twisters movie and the Main Street Elberton 26th annual car show. Our Sunday lunch is gaining more popularity by the week.

The hotel has remained steady as it has reached 57.8% occupancy as of July 22nd. In addition to our typical travelers, we have accommodated guests for the triathlon at Russell State Park, wedding parties, and church functions.

In an effort to operate the hotel and restaurant more efficiently, we have made contact with the University of Georgia Center for Continuing Education and Hotel. We hope to use this educational opportunity for the betterment of both the hotel & restaurant.

City Attorney Jenkins stated he continued to work on dilapidated housing properties list.

Mayor Graves asked to move into executive session to consult with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the authority or any officer or employee or in which the authority or any officer of employee may be directly involved (O.C.G.A. 50-14-2).

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

Council Member Parham motioned to move out of executive session and reconvene the regular meeting, seconded by Council Member Burton, and the motion passed unanimously (Butler, Colquitt, Burton, Parham, Prince).

Mayor Graves stated that no action was taken.

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