

CITY OF ELBERTON
REGULAR MEETING OF THE MAYOR AND COUNCIL
Monday, September 9, 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, September 9, 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 Parham motioned to approve the minutes of the August meeting, seconded by Council Member Colquitt, and the motion passed unanimously (Butler, Burton, Colquitt, Parham, Prince).

There were no scheduled speakers from the floor.

Council Member Prince placed Ordinance 2224 on First Reading to amend the zoning map to rezone certain properties on Hillside Way as well as Oak Lane Apartments and Spring Valley Nursing Home to bring them out of non-compliance. The heading read as follows:

ORDINANCE 2224

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

City Manager Eavenson read it in its entirety.

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: Fire 2024 Elberton Fire Training Center Concrete Project	
Vendor:	Bid Amount:
Art Threats Inspection	\$66,999.00
All Star Investment Group	\$98,719.00
Performance Concrete RECOMMENDED	\$112,450.00
Concrete Constructors, Inc.	\$158,000.00
DORDC LLC	\$160,890.00
Coastal Plains Concrete	\$173,000.00
AMO Construction	\$178,850.00
Horn General Contracting	\$245,353.00

Department: Public Works 4x2 F455 Crew Cab Truck includes chipper body for leaf and limb crew	
Vendor:	Bid Amount:
John Megel Ford RECOMMENDED	\$86,590.00
Akins Ford	\$89,160.00
Ed Murdock	\$88,786.00

Department: Natural Gas 4" HDPE gas main for Limo Road and Brewers Mill Road projects	
Vendor:	Bid Amount:
Harrison & Harrison RECOMMENDED	\$150,000.00

2. Accepted the minutes of the Elberton Planning Commission meetings of August 19, 2024 and August 28, 2024.
3. Accepted the millage rate.
4. Accepted the Mayor's appointment of Nicole B. Josselson as a member of the Elberton Historic Preservation Commission.

City Manager Eavenson presented the following reports:

1. Financial Report ending July 31, 2024.
2. Monthly departmental report, as follows:

CITY CLERK:

The City of Toccoa hosted the District 5 Clerks luncheon this month. At the luncheon GMA presented information on the First Amendment Audit and what to do when the camera is on you. A First Amendment Audit occurs when people film public officials or employees to hold them accountable or "test" their right to film in public spaces. The public space "passes" the test if the audit is uneventful.

FIRE DEPARTMENT:

The Fire Department responded to 62 alarm calls for August 2024. These calls consisted of two structure fires, 43 medical emergencies, seven vehicle accidents, two gas leaks, five false alarms, and three aircraft standbys. The Fire Department issued one burn permit for the month as well. The department conducted 598 hours of in-house training and 105 hours of out-of-station training for the month.

BUILDING INSPECTIONS:

The Building Inspection department issued 18 permits from July 17th to August 27th. Permits issued: Seven electrical permits, three plumbing permits, two re-roof permits, three building permits, one land disturbance permit, two demo permits and one mechanical permit.

During the same period 18 inspections were completed; three electrical inspections, three plumbing inspections, one demo inspection, five building inspections, one roofing inspection, four mechanical inspections and one pool inspection.

POLICE DEPARTMENT:

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

- 889 Calls for Service
- 296 Vehicle Traffic Stops
- 81 Incident Reports were filed
- 174 City Court cases made
- 14 Traffic accidents were investigated
- 51 People were arrested for various charges
- 6 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 **July 2024** are as follows:

	<u>July</u>	<u>June</u>
Kidnapping:	0	0
Rape Offenses:	1	2
Robbery:	0	0
Assault:	14	8
Arson:	0	0
Burglary:	0	1
Larceny/Theft:	10	11
Motor Vehicle Theft:	1	2
Counterfeiting/Forgery	0	0
Fraud Offenses:	2	1

Stolen Property Offenses:	0	3
Destruction/ Damage/ Vandalism:	5	3
Drug Offenses:	4	12
Weapons Violations:	0	4
Animal Cruelty:	0	0
Sex Offenses:	0	0
Prostitution Offenses:	0	0

WATER & SEWER:

The crews repaired water leaks on Kathwood Drive, Heard Street Extension, Filter Plant Drive, Elbert Street, Petersburg Road, West Clairmont Avenue, Prince Street and Atlantic Street. The crews installed a ¾ inch water tap and meter at 1049 Regina Court. The crews cut grass at all tanks in the water system. The crews continued working on the service line inventory.

The crews cleaned and inspected the sewer lateral at 407 Elm Street. The crews cut grass at all lift stations in the sewer system. The crews replaced contacts and starters on the Silk Mill Lift Station pumps.

The crews replaced the # 2 RAS pump at the Falling Creek Treatment Plant. The crews replaced the grease lines in the influent screw pumps at the Falling Creek Treatment Plant. The crews replaced the pressure transducer on the reuse pump at the Fortson’s Creek Treatment Plant.

The Raw Water Pump Station located on Lake Russell suffered a catastrophic electrical failure to the backup power transfer switch on the night of August 19, 2024. Crews worked throughout the night to reestablish power to the pump station so that water could be pumped to the Filter Plant for treatment. Power was re-established but without backup power from the generator due to the damage to the transfer switch and related wiring. New conduit has been installed and wiring replaced. The Raw Water Pump Station will be back to normal electrical operation once the new transfer switch is installed along with a fused main breaker to protect the pumps and drives inside the pump station.

ELECTRIC:

The Electric Department installed power to a new granite shed on Whiteside Drive and new residential services on the Lexington Hwy and Hartwell Hwy. The department installed a new pole on Mercer Drive for a future job coming at Mark Neal’s property. The department built a new 3-phase power line on Athens Hwy to feed the new 4-H building. The department changed out 2 poles at Farm Bureau that were in bad shape and we finished out the month by changing out 3 poles on the Calhoun Falls Hwy.

GAS:

A residential gas service installation was completed on Hudson road and Dr. George Ward road.

The high pressure gas line relocation on Hartwell Hwy (Hwy 77 north) is scheduled to begin in a couple weeks.

Right of way crews have been working each Friday in an effort to reclaim the 8” gas main right of way on Hartwell Hwy and Brewers Bridge road. The Brewer Bridge Road area is complete and the Hartwell Hwy area is next.

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 painted parking spaces at all city buildings and other areas around town including; the square, the Swift parking lot, Church Street and Thomas Street.

ELBERT THEATRE & ELBERTON ARTS CENTER:

There have been 39 events at the Elbert Theatre & Arts Center from July 19 - August 29 including the movies *Twisters*, *Despicable Me 4*, *It Ends with Us* & *The Firing Squad*; Sister City Committee’s Japanese exchange student tour; Encore Productions’ *The Play the Goes Wrong* rehearsals and ETF’s paint class.

Approximately 1,516 patrons have visited the Elbert Theatre & Elberton Arts Center between July 19 and August 29.

MAIN STREET ELBERTON:

Main Street held the last First Friday event of the year on Friday, August 2. The music was provided by the Second Time Around band. We had a large crowd in attendance with lots of participation from everyone in attendance enjoying the music, food trucks and festivities.

We are excited about all of the upcoming fall events for our downtown. We will hold our 2nd Annual Skelebration on Thursday, October 31st 4pm-6pm. This is our annual downtown trunk or treat event. This event was a big success last year and we are anticipating more participants this year.

We have registrations rolling in from the community and surrounding areas with people registering to be vendors in our upcoming 24th Annual Fall Festival to be held on Saturday, November 2, 9am-3pm. We will have music provided by the band Big Teach, performances by local talent and tons of craft, food and children’s vendors.

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%	62.8%
August	33.9%	40.0%	37.2%	47.0%	41.3%
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%	

In an effort to make improvements with The Quarry's operational structure, we reached out to UGA's Small Business Development Center and were connected with Jason Bitar. Jason spent the day with us observing both lunch and dinner service. He spent time in the kitchen investigating our setup, reviewing the menu options, and tasting the food. Additionally he analyzed our menu pricing, and made recommendations on our kitchen layout and logistics. He also reviewed financial info and has given suggestions to make fundamental improvements. It is our goal to implement some of these recommendations with a strong effort to have noticeable improvements by the end of the year. Once the restaurant has been restructured we will move on to analyzing the Hotel for any improvements that can be made. Lastly, after making some needed adjustments regarding staff, we have a renewed confidence in the team we have formed to keep the daily operations moving forward efficiently and effectively for both the restaurant and hotel.

City Attorney Jenkins stated he continues to work on dilapidated housing properties list. He added that there were two properties pending litigation for a hearing on September 19.

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