

**CITY OF ELBERTON**  
**REGULAR MEETING OF THE MAYOR AND COUNCIL**  
Monday, December 1, 2025 – 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, December 1, 2025 in the Council Chambers of the Municipal Building, 203 Elbert Street with Mayor Graves presiding.

Present were: Council Members Butler, Burton, Colquitt, Prince and Parham; 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 November 3 meeting, seconded by Council Member Butler, and the motion passed unanimously (Butler, Burton, Colquitt, Prince, Parham).

Mr. Mac Hughes addressed Council with regard to the upcoming Martin Luther King Parade and festivities.

Mr. Jerry Spivey of Spivey Financial Group, informed Council that he had the opportunity to present an offer to the City of Elberton to provide medical benefits at a significant savings beginning January, 2026. However, the existing plan’s renewal period is not until June 1<sup>st</sup>. He stated he was still interested in working with the city at its next renewal period.

Council Member Parham placed Ordinance 2229 on second reading to amend the comprehensive zoning map, as follows:

**ORDINANCE 2229**

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

The Ordinance was read in its entirety at the November meeting. Therefore, Council Member Parham motioned to waive the reading, seconded by Council Member Burton and the motion to waive passed unanimously. City Manager Eavenson read the heading of the Ordinance. Council Member Parham motioned to adopt the Ordinance, seconded by Council Member Burton and the motion passed unanimously.

Council Member Parham placed Ordinance 2230 on first reading to amend Chapter 6, Animals. July 1, 2025, the Georgia General Assembly enacted House Bill 331, codified as O.C.G.A. 4-11-10.1, which prohibits the transfer of dogs, cats, and domestic rabbits in certain public and commercial locations throughout the state, as follows:

**ORDINANCE 2230**

**AN ORDINANCE TO AMEND THE CITY OF ELBERTON CODE OF ORDINANCES, CHAPTER 6, ANIMALS; AND FOR OTHER PURPOSES.**

City Manager Eavenson read the Ordinance in its entirety.

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

- 1. Approved the expenditures that exceed the city manager’s purchasing authority.

Department: Zoning Department	
Abatement & Demo Services for: 206 S. Oliver Street, 278 Locklin Street, 703 Mineral Springs Road, and 240 Campbell Street.	
Vendor:	Bid Amount:
D & A Enterprises, LLC      RECOMMENDED	\$49,995.00
Superior Grinding & Grading	\$65,496.00
American Property	\$73,623.60

- 2. Approved the alcohol licenses for calendar year 2026.

Business Name	Location	License Holder
3 Reinas Taqueria LLC	109 Elbert Street	Julieta Alegria Baltazar
AJ Food Mart Inc	3 Adams Street	Gopu Mitra

Brew and Beyond	1004 Calhoun Falls Hwy	James A. Eberhardt
Convenience Stores Inc DBA JP Elberton	604 Elbert Street	Natalie Jones
Deepsiddhi Inc DBA Elberton Package	409 Elbert Street	Deep Patel
Edwards Package DBA Tae Sang Kang Yi	583 Elbert Street	Chong Suk Yi
El Rinconcito Michoacano	304 Elbert Street	William Servin
Elberton-Athens Elks Lodge #1100	1008 Country Manor Lane	Reid Ferrell
Elberton Country Club, Inc.	1101 Country Club Road	William Palmer
Elbertorium Gas LLC	310 Elbert Street	Bhargavkumar S. Shah
Flat Tire Bar & Grill, LLC	17 N. Oliver Street	Gerardo De Leon
Georgia CVS Pharmacy, LLC	232 Elbert Street	Jessica Carroll
Hunans Restaurant	929 Elbert Street	Jian P Xiao
IAK, Inc. dba Richard's Restaurant	19 N. McIntosh St	Ivy Brooks
Imperial Event Venue and Lounge LLC	245 College Ave	Julieta Alegria Baltazar
JAZ Foodmart 2024, Inc	351 N. Oliver Street	Mohamed Jaffer Askari
JJ & B Food Mart No 1 LLC	118 N. Oliver Street	Gopu Mitra
Keshav Group, LLC DBA Kenny's Korner Store	971 Elbert Street	Kasyapkumar R. Patel
La Fogata Inc	235 Elbert Street	Martin Vargas
Quickfill Food Mart, LLC	434 Elbert Street	Shabana Lalani
Reetixa, LLC	883 Elbert Street	Shaliesh Amin
Reetixa, LLC 2	887 Elbert Street	Shaliesh Amin
Samuel Elbert Hotel	4. S. Public Square	Kevin Eavenson
Taqueria Los Primos De Jalisco	220 Elbert Street	David Lopez
Usharaj USA, Inc.	211 N. Oliver Street	Rohan Dalwadi
Walmart #1701	955 Elbert Street	Sarah Little
West Elbert Package	255 College Ave	Bhavna Patel

- 3. Approved a temporary alcohol license for on-premises consumption of beer and wine for Elbert Memorial Hospital Foundation for January 31, 2026 at “The Rock” Gym located at 45 Forest Avenue.
- 4. Accepted the millage rate.
- 5. Authorized the closure of various streets on Sunday, December 7, 2025 for the Annual Christmas Parade sponsored by the Elbert County Chamber of Commerce followed by a Pep Rally on the Square sponsored by ECCHS.

City Manager Eavenson provided the following reports in the packets:

- 1. Financial Report ending October 31, 2025.
- 2. Monthly departmental report, as follows:

**CITY CLERK:**

The Georgia Department of Audits and Accounts (DOAA) manages the annual Immigration and Reform Act Collection System reporting for local governments to ensure compliance with E-Verify and reporting mandates. The City of Elberton and the Downtown Development Authority has completed the submission process for 2025.

Tax and Expenditures Data (TED) Center refers to House Bill 122 which is operated by the Carl Vinson Institute of Government. The bill requires governmental accountability and transparency by submitting annual reports (budget report, asset forfeiture report and financial report). The City of Elberton has completed the submission process for 2025.

O.C.G.A. 48-8-122 requires local governments to provide the public with an annual, non-technical report on Special Purpose Local Option Sales Tax (SPLOST) projects. Publication is required in the newspaper no later than December 31 of each year. The City of Elberton’s reporting will be published during the week of December 1, 2025.

The Georgia Interlocal Risk Management Agency (GIRMA) performed a property and liability audit on the city’s facilities. The purpose for the audit was to provide an opportunity to review and improve risk management practices, identify potential hazardous, and ensure compliance with safety and regulatory standards, thereby minimizing future claims and losses.

**BUILDING INSPECTIONS:**

- Jason Mooney attended the Planning and Zoning 101: The Basics in Lawrenceville this month. The training provided an introduction to fundamental concepts of land use planning and regulation for local governments. The training was conducted by the Carl Vinson Institute of Government at the University of Georgia.
- 514 Elbert Street (formerly Advance Auto Parts) property is still in the construction phase.
- The Elberton Planning Commission will consider 131 E. Railroad Street for recreational vehicle parking at their next meeting on December 15, 2025.
- The department is working on presenting the proposal for rezoning various properties from B-1 zone and IOP zone.
- 310 S. Oliver Street is scheduled for court this month. This property is currently listed on the dilapidated housing listing.
- The department is receiving bids for the abatement and demolition services for 206 S. Oliver Street, 703 Old Mineral Spring Road, 278 Locklin Street and 240 Campbell Street.

Permits	Permits Issued	Inspections
Electrical	3	8
Plumbing	1	5
Building	2	7
Land Disturbance	1	2
Sign	0	0
Demolition	1	2
Mechanical	0	0
Roof	2	2
Pool	0	0
Total	10	26

**FIRE DEPARTMENT:**

Training efforts included 684 hours of in-house training; 80 hours of training center usage; 40 hours were joint exercises by city and county fire; and zero hours of out-of-station training.

In November 2025, the department responded to 49 alarm calls and issued one burn permit.

Alarm Calls	November	October
Passenger Vehicle Fire	0	0
Controlled Burn	0	0
Power Line Down	1	0
Smoke Removal	1	0
Grass Fire	0	1
Medical Assists	27	23
Aircraft Standbys	3	4
Vehicle Accidents	9	4
Citizen Complaints	1	0
Service Calls	1	2
False Alarms	6	3
Total	49	37

**POLICE DEPARTMENT:**

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

- 1,039 Calls for Service
- 388 Vehicle Traffic Stops
- 76 Incident Reports were filed
- 413 City Court cases made
- 29 Traffic accidents were investigated
- 65 People were arrested for various charges
- 6 Person was arrested for Driving under the Influence
- 221 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 **October** are as follows:

Group A	October	September
Kidnapping:	0	0
Rape Offenses:	0	0
Robbery:	0	2
Assault:	7	18
Arson:	0	1
Burglary:	2	0
Larceny/Theft:	8	9
Motor Vehicle Theft:	0	1
Counterfeiting/Forgery	0	2
Fraud Offenses:	5	5
Stolen Property Offenses:	0	1
Destruction/ Damage/ Vandalism:	6	4
Drug Offenses:	10	5
Weapons Violations:	1	2
Animal Cruelty:	0	0
Sex Offenses:	1	0
Prostitution Offenses:	0	0

**WATER & SEWER:**

The crews repaired water leaks on Country Club Road, Wildwood Circle, Calhoun Falls Highway, and Melody Lane. The crews asphalted utility cuts. The crews cut grass at all tanks and pump stations in the water system. The crews winterized Splash Island.

The crews cleaned and inspected the sewer laterals and mains on Mill Street, Old Middleton Road, Burke Street, West Clairmont Avenue, Lake Forest Drive, and East Church Street. The crews pulled and cleaned pumps at the motel lift station. The crews cut grass at all lift stations in the system.

The crews pulled and replaced the #2 RAS pump at the Falling Creek Treatment Plant. The crews made repairs to the helisieve basket at the Fortson Creek Treatment Plant.

The crews installed a new potassium pump and a new chlorine pump at the Filter Plant. The crews cut the grass at the Filter Plant. The crews ran the Filter Plant Belt Press.

**Clearwell Piping Project**

Allsouth Constructors, Inc. began construction at the Filter Plant on October 15, 2025. The contractors have mobilized equipment and materials. The granite steps have been removed from the front entrance and the concrete beneath the steps has been demolished. The original granite steps will be reinstalled once construction has finished.

**ELECTRIC:**

- Installed 3 new poles with lighting at the First Methodist Church.
- Installed new wire and re-routed circuit 1602 at Body Plex.
- Installed a new pole beside Sportsman’s Supply on Lexington Highway.
- Installed power to the old Advance Auto Parts location.
- Changed out 11 poles on the Calhoun Falls Highway.
- Pulled 13 poles on the Calhoun Falls Highway.
- Replaced 2 sets of cross arms on the Calhoun Falls Highway.
- Installed snowflakes and wreaths on the square.
- Replaced bulbs in all of the Christmas fixtures.

**GAS:**

- Ideal Gas Measurement has performed the annual large district regulator inspections and large meter testing throughout the gas distribution system
- Re-established cover over exposed gas line at Fleming Road and Academy Drive.
- Brewers Mill Road poultry houses are active and ready for service.
- Three gas services have been removed for houses being demolished on Locklin Street, Campbell Street and Old Mineral Springs Road.

**PUBLIC WORKS:**

- Assisted the Gas Department at Academy Drive with covering the gas line.
- Repaired stop signs at N. McIntosh Street, Railroad Street and Progress Boulevard.

- Repaired a pot hole Dogwood Lane.
- Conducted preventative maintenance by cleaning overgrowth at Hickory Drive Park.
- Repaired holes at the walking trail.
- Repaired stop sign at Lincoln Avenue and Mill Street.
- Cleaned out the catch basins to remove debris, silt, and other blockage at Mill Street and Almond Street.
- Performed exterior window restoration and weatherization to several Downtown Development Authority properties.

### **MAIN STREET ELBERTON:**

We held our annual downtown Skelebration on the square Friday, October 31, 2025, 4pm-6pm. This event was highly attended by trunk participants and trick or treaters. The Elbert Theatre Foundation Beatle Juice cast entertained participants during the event.

The 25<sup>th</sup> Annual Granite City Fall Festival was held on Saturday, November 1, 2025, 9am-3pm. There were over 140 vendors for this event, with many new vendors this year. Feedback was extremely positive this year with everyone really enjoying the tractor addition.

The 12 Days of Christmas Cash kicked off on Friday, November 14, 2025. This event leads up to the Annual Candle Light Shop Night and Christmas Tree Lighting Ceremony on the Square on Tuesday, November 25, 2025, 5pm-8pm. Many local vendors have signed up for this event, along with local food trucks and jumpies for the kids. Local performances are planned and we anticipate a great turn out this year.

The Downtown Development Authority met for their monthly meeting on November 18, 2025. Main Street participated in its monthly online training held on Thursday, November 20, 2025. There are several other training opportunities on the calendar in the upcoming months for staff and Downtown Development Authority Board Members.

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

There have been 28 events at the Elbert Theatre & Arts Center from October 24, 2025-November 20, 2025 including Encore Junior's *Beetlejuice Jr* performances, *Tuna Christmas* rehearsals & *Magician's Nephew* auditions; the Elbert Theatre Foundation's trick-or-treat event & paint class; Grace United Methodist's church service; the *Grand Prix Europe & Soul on Fire* movies and Burt Jones for GA's meet & greet.

Approximately 714 patrons have visited the Elbert Theatre & Elberton Arts Center between October 24, 2025-November 20, 2025.

There have been three rentals quoted and one confirmed during this period.

### **ELBERT HOTEL AND QUARRY:**

#### **Quarry:**

- The Quarry hosted and catered several events during the month.
  - Southeastern Power Association's 75<sup>th</sup> Anniversary Celebration.
  - Elbert Memorial Hospital Auxiliary meeting.
  - The Elbert County High School Class of '72.
  - A private engagement party.
  - Tena's Jewelry Christmas party.
- The Quarry will be participating in Candlelight Shop Night on Tuesday, November 25, 2025 by offering charcuterie, drink & appetizer specials to kick off the Christmas Season.

#### **Hotel:**

- The hotel accommodated guests that attended Southeastern Power Association's 75<sup>th</sup> Anniversary Celebration.
- A few patrons that attended the Granite City Fall Festival enjoyed a night's stay at the hotel.
- During Ingles Market's restructuring project, several crew members enjoyed staying at the hotel. A total of 64 nights was spent at the hotel during the project.
- The hotel was fortunate to host Clay Page for live music on the patio on November, 15, 2025.
- The hotel hosted a Thanksgiving floral centerpiece workshop with Big Hart Farm on November 18, 2025.
- The hotel is booked full for the Thanksgiving holiday.
- The latest occupancy report is as follows:

	<u>FY21</u>	<u>FY22</u>	<u>FY 23</u>	<u>FY24</u>	<u>FY25</u>	<u>FY26</u>
July	31.4%	39.4%	23.8%	40.4%	62.8%	47%
August	33.9%	40.0%	37.2%	47.0%	41.3%	40.2%
September	31.5%	40.1%	48.0%	46.7%	55.3%	40.0%
October	34.0%	46.7%	53.9%	55.3%	65.8%	54.7%
November	31.5%	49.0%	53.6%	58.0%	44.8%	50.6%
December	20.8%	36.3%	38.0%	32.7%	28.0%	
January	28.9%	23.5%	40.6%	30.3%	30.3%	
February	32.7%	39.2%	40.5%	46.0%	37.0%	
March	32.7%	41.0%	51.9%	51.6%	36.0%	
April	38.5%	46.8%	60.0%	53.8%	50.5%	
May	43.7%	49.9%	59.7%	44.8%	44.3%	
June	38.5%	41.5%	39.8%	50.8%	39.0%	
AVERAGE	33.2%	41.1%	45.6%	46.5%	44.6%	

City Attorney Jenkins reported that he continues working with property heirs to encourage maintenance of the property rather than demolition. He added that there were several properties that would be going to court later in the month.

Mayor Graves asked to move into executive session to discuss personnel issues to hire, compensate, take disciplinary action or action against a specific employee or specific employees as permitted in O.C.G.A. 50-14-3(6).

Council Member Parham motioned to close the meeting, seconded by Council Member Burton 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.