CITY OF ELBERTON
REGULAR MEETING OF THE MAYOR AND COUNCIL
Monday, October 5, 2026 – 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, October 5 in the Council Chambers of the Municipal Building, 203 Elbert Street with Mayor Graves presiding.

Present: 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 Pledge of Allegiance. City Attorney Jenkins led the assembly in prayer.

Council Member Burton motioned to approve the minutes of the September 14 and September 18 meeting, seconded by Council Member Parham, and the motion passed unanimously (Butler, Burton, Colquitt, Prince, Parham).

Mayor Graves announced that this meeting would be City Clerk Cindy Churney's final Council meeting. Mrs. Churney will officially retire on October 23, 2026, with 39 years and 7 months of dedicated service to the City of Elberton.

Sherry Bailey of the Georgia Municipal Association presented Churney with the Lifetime of Service Award in recognition of her dedicated service to the City of Elberton.

Pam Helton, representing the Clerks Association, also recognized Churney for her years of service as City Clerk.

Mrs. Mary Clark, representing the Martin Luther King Jr. Committee, addressed Council requesting funding for the MLK Celebrations coming up in January. Mrs. Clark referred to the letter she distributed for the requested funds, and she thanked council for previous year's support.

Ms. Makayla McKnight and Zola Graves, representing Elbert County 4-H, addressed Council regarding the importance of National 4-H Week. McKnight, an ECCHS 4-H member who serves as ECCHS Board Vice President and as a Northeast District Senior Board member, shared how 4-H gave her a place to belong after moving to Elberton at age 10. Zola Graves, Northeast District Junior Board President and an Elbert County 4-H member, spoke about the impact 4-H has had on her life, the community and the state of Georgia. McKnight and Graves thanked the City of Elberton for its continued support and Mayor Graves spoke about the importance of the organization and the positive impact it has on developing future leaders.

Council Member Parham placed Ordinance 2235 on second reading to amend the zoning map.

ORDINANCE 2235

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

Council Member Parham motioned to waive the second reading. City Manager Eavenson read the heading of the Ordinance. Council Member Parham motioned to adopt the Ordinance, seconded by Council Member Butler and the motion passed unanimously (Butler, Burton, Colquitt, Parham, Prince).

Council Member Butler placed Ordinances 2236 on first reading to amend Chapter 10, Article I pertaining to the regulations of Peddlers, Solicitors, Transient Merchants and Mobile Food Service Units.

ORDINANCE 2236

AN ORDINANCE TO AMEND CHAPTER 10, ARTICLE I PERTAINING TO THE REGULATIONS OF PEDDLERS, SOLICITORS, TRANSIENT MERCHANTS AND MOBILE FOOD SERVICE UNITS.

City Manager Eavenson read the Ordinance in its entirety. A second reading will be required at the November meeting.

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

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

Department: Elberton Arts Center Take up and replace all carpet and coinciding cove base. Remove and haul off old materials.	
Vendor:	Bid Amount:
Hills Home Center **RECOMMENDED**	$18,344.24
Bowers Flooring Company	$18,006.27
Big T's Discount Carpet and Flooring	$23,498.95

Department: Main Street Elberton Purchase of new Christmas Tree for downtown square.	
Vendor:	Bid Amount:
Mosca Design **RECOMMENDED** *Tree topper is 6ft. *Currently available.	$32,797.54
Holiday Designs *Tree topper is 4ft. *8 to 10 weeks production time.	$30,995.00

2. Accepted the minutes, decisions, and recommendations of the Elberton Planning Commission meeting of September 21.

3. Authorized issuance of a public assembly permit for a **5K Road Race** event on October 17, hosted by ECCHS JROTC Raiders.

4. Authorized issuance of a public assembly permit for an **Annual Christmas Parade** event on December 6, hosted by Elbert County Chamber of Commerce.

City Manager Eavenson provided the following reports in the packets:

1. Financial Report ending August 2026.
2. Monthly departmental report, as follows:

CITY CLERK:

Alcohol license renewals are scheduled for October 15 through November 15.

The Tree City USA application has been submitted for calendar year 2026.

Final Splash Island for the 2026 season:

Description	**May 1-31 2026**	**June 3-21 2026**	**June 24-July 19 2026**	**July 22-Aug 23 2026**	**Aug 27-Sept 27 2026**
No. of days open	18	15	20	25	19
Patron Breakdown:					
No. Paid Patrons	1221	2394	2239	1468	706
Rental Admission Count (25/ rental)	150	175	325	600	500
Other (School/501c3)	167	25	80	54	40
No. of Patrons (Age 62+/2 and under)	135	197	392	317	169

Total Patron Count	1673	2791	3036	2439	1495
Rental Breakdown:					
Pavillion ($150ea)	6	5	11	24	17
Group Rentals ($500ea)	0	0	2	4	2
Other/school/501c3 ($0)	1	1	0	0	1
Revenue:					
Admissions	$6,105.00	$11,970.00	$11,195.00	$7,340.00	$3,530.00
Rentals	$1,317.50	$750.00	$2,650.00	$5,600.00	$3,600.00
Concessions	$2,905.60	$5,784.00	$5,601.00	$4,557.00	$1,823.00
Total	**$10,328.10**	**$18,504.00**	**$19,446.00**	**$17,497.00**	**$8,953.00**
Grand Total					**$74,728.10**

HUMAN RESOURCES:

The City of Elberton Employee Handbook has been updated this month. Employees have been provided with copies of the following revisions:

- **Section 0408 – Employee Assistance Program (EAP) for Medical Deductions and Expenses:** Option 3 regarding EAP loans now specifies that employees must maintain an annual leave balance equal to or greater than their outstanding loan balance. This ensures the loan can be paid in full if employment is terminated.
- **Section 0904 – Grievance Definition:** The definition of an "employee" for disciplinary grievance purposes has been updated to include only regular, full-time personnel. This definition strictly excludes temporary, seasonal, and part-time staff, meaning only eligible full-time employees may use the formal grievance procedure.
- **Section 0907 – Disciplinary Grievance Procedures:** This section now clarifies that any regular, full-time employee who experiences a demotion, suspension, or termination is eligible to file a disciplinary grievance. This process remains unavailable to temporary, seasonal, or part-time personnel.

BUILDING INSPECTIONS:

Building Inspections		
Permit Type	**Issued**	**Inspections Performed**
Electrical	0	0
Plumbing	0	0
Land Disturbance	0	0
Roof	1	2
Demolition	0	1
Mechanical	2	1
Sign	0	2
Driveway	0	0
General Building	0	10
Total	**3**	**16**

FIRE DEPARTMENT:

- Responded to 84 alarm calls and issued three burn permits.
- 416 hours of in-house training; 36 hours of training center usage; 12 hours were utilized for joint exercises; 93 hours of out-of-station training.

Alarm Calls	August 2026	July 2026
Outside Trash Fire	0	1
Building Fire	1	0

Wildland Fire	0	0
Medical Assists	66	37
Gas Leak	0	1
Power Pole Fire	0	0
Aircraft Standby	2	2
False Alarms	13	6
Vehicle Accidents	2	5
Total	**84**	**52**

POLICE DEPARTMENT:

The Elberton Police Department released its monthly activity report for **August 2026**. The department recorded:

	August	**July**
Calls for Service	438	468
Vehicle Traffic Stops	294	322
Incident reports	72	59
City Court Cases	231	250
Traffic Accidents	17	21
Arrests	42	41
DUI	8	7
Department Training Hours	153	245

The **Group A** crimes of the (**NIBRS**) National Incident-Based Reporting System are sent to the FBI every month. The Group A crimes for **August 2026** are as follows:

Group A Crimes	**August**	**July**
Kidnapping:	0	0
Rape Offenses:	0	0
Robbery:	0	0
Assault:	7	7
Arson:	0	0
Burglary:	2	4
Larceny/Theft:	6	9
Motor Vehicle Theft:	0	0
Counterfeiting/Forgery	2	0
Fraud Offenses:	2	1
Stolen Property Offenses:	0	0
Destruction/ Damage/ Vandalism:	2	4
Drug Offenses:	6	13
Weapons Violations:	7	0
Animal Cruelty:	0	0
Sex Offenses:	0	0
Prostitution Offenses:	0	0
Homicide/ Manslaughter	0	0

WATER & SEWER:

Water System Maintenance

- Repaired water leaks at 533 Pine knoll Drive, 200 McDonough Street, Adams at 242 S. McIntosh Street.
- Yearly System / Hydrant Flushing completed in September
- Raised Valve boxes and manhole cover for paving project.

Sewer System Maintenance

- Started cutting sewer right of ways.
- Jetted sewer laterals at 307 Pembrooke circle, 416 Ridgecrest Drive.

Reuse Water/Sewer

- Routine Operations

Treatment Facilities/ Water

- Replaced combined sample pump. Repaired carbon machine and back operational.
- Repaired Leak on Caustic Pump
- Started GEFA Project work on Raw water Pump Station.

ELECTRIC:

- Installed and replaced 24 new poles at Brookwood Circle and Lake Forest Circle areas
- Removed several trees from electric ROW on Brookwood Circle
- Built a new line off Brookwood Circle
- Fixed broken pole at the Granite Bowl

GAS:

- Perform preventative maintenance on farm tap regulator stations and meter sets for atmosphere corrosion protection.
- Performed routine maintenance on in-ground emergency valves through-out distribution system.
- The conversion of the Limo Road chicken houses to the new gas main is nearing completion. All taps have been made, and all lines are pulled across the road and into the farms. One meter set is in place. Next is to weld and tie in regulator station with regulator to charge the main line and taps.
- Three new services to install at 2797 Rock Branch Road, 1668 Springfield Drive, 1668 Sugar Tree Road and one service to move and re-route at 1214 Country Club Road.
- Gas Authority Fall Regional meetings scheduled for October 6th. at 8:30 am at the Elberton Arts Building.

PUBLIC WORKS:

- Performed annual vegetation maintenance in Sutton Park
- Repainted yellow curbing on Church Street and Forest Avenue
- TSPLOST paving project: All the streets on the paving project have been completed. Johnson Drive remains to be completed. The parking lots have been completed but still have to be striped.

MAIN STREET ELBERTON:

Main Street is gearing up for all of the fall events with our first Jeep Show. The event is on Saturday, October 10. We will be partnering with TJ & Friends for this event. We will have Stan the Man providing music and karaoke for dancing, along with food trucks and jumpies for the kids.

Main Street attended regional training that was held in Hapeville, GA on Tuesday, September 1. This training was held so that Main Street communities could get together and explore another local downtown to learn different techniques and formats that they may use to grow their downtown.

Main Street attended the Heart & Soul Tour that was hosted by DCA in Hartwell on Wednesday September 23. This tour allowed participants to see many projects that Hartwell has completed while partnering with Archway Partners, DCA etc.

ELBERT THEATRE & ELBERTON ARTS CENTER:

There have been 24 events at the Elbert Theatre & Arts Center from August 28, 2026-September 24, 2026, including *Paw Patrol: The Dino Movie, Coyote vs Acme* and *The End of Oak Street* movies; America's Homeplace business conference; Encore Productions' *Wrong Window!* rehearsals and performances and *Miracle on 34th Street* auditions; K Allen's baby shower and Y Davenport's women's empowerment event.

Approximately 640 patrons have visited the Elbert Theatre & Elberton Arts Ctr between August 28, 2026-September 24, 2026. There have been two rentals quoted and three confirmed during this period.

ELBERT HOTEL AND QUARRY:

Quarry:

- We are gearing up for our 3rd Annual Ghoul's Night our planned for Thursday, Oct 15th. This is held in conjunction with 68 Market.
- The Quarry and Hotel, in conjunction with the Elbert Theatre, is hosting a Murder Myster Dinner and a Show experience on Saturday, Oct 17th. We are busy finalizing the details. Ticket sales have been going quite well with only limited seating remaining.

Hotel:

- Clay Page Joined up on Saturday, Sept 11th for live music. Due to the rain, everything was moved from the Hotel's patio, inside to the restaurant.
- State Representative, Rob Leverett, held his annual reception at the Hotel on Thursday, Sept 17.

The latest occupancy report is as follows:

	FY22	FY 23	FY24	FY25	FY26	FY27
July	39.4%	23.8%	40.4%	62.8%	47.0%	42.9%
August	40.0%	37.2%	47.0%	41.3%	40.2%	46.8%
September	40.1%	48.0%	46.7%	55.3%	40.0%	42.3%
October	46.7%	53.9%	55.3%	65.8%	54.7%	
November	49.0%	53.6%	58.0%	44.8%	50.6%	
December	36.3%	38.0%	32.7%	28.0%	29.0%	
January	23.5%	40.6%	30.3%	30.3%	24.9%	
February	39.2%	40.5%	46.0%	37.0%	36.2%	
March	41.0%	51.9%	51.6%	36.0%	63.1%	
April	46.8%	60.0%	53.8%	50.5%	52.3%	
May	49.9%	59.7%	44.8%	44.3%	56.7%	
June	41.5%	39.8%	50.8%	39.0%	33.3%	
AVERAGE	41.1%	45.6%	46.5%	44.6%	44.0%	

City Attorney Jenkins reported on the status of properties that are currently not up to city code compliance. City Attorney Jenkins also requested to go into Executive Session to discuss litigation with Mayor and Council.

Mayor Graves stated that on September 27, the city completed its first season with Splash Island Elberton and finished with over 11,000 visitors. Mayor Graves thanked council for their vision and willingness to make Splash Island possible.

Mayor Graves asked to move into executive session to discuss 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 employee may be directly involved **O.C.G.A. 50-14-3(1)**.

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

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

Mayor Graves stated that no action was taken.

Mayor Graves asked if there were any matters to be considered by Council. There being none, upon proper motion and second the meeting was adjourned.

R. Daniel Graves, Mayor

ATTEST:

Devan B. Seawright, City Clerk