

CITY OF ELBERTON
REGULAR MEETING OF THE MAYOR AND COUNCIL
Monday, July 6, 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, July 6 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, Deputy City Clerk Seawright 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 Parham motioned to approve the minutes of the July 6 meeting, seconded by Council Member Burton, and the motion passed unanimously (Butler, Burton, Colquitt, Prince, Parham).

There were no scheduled speakers from the floor.

Council Member Butler introduced a Resolution approving and authorizing the GEFA Water Main Replacement project, as follows:

RESOLUTION

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ELBERTON
APPROVING AND AUTHORIZING A LOAN APPLICATION AND AGREEMENT WITH THE
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY (GEFA) FOR THE WATER MAIN
REPLACEMENT PROJECT; AUTHORIZING OFFICIALS TO EXECUTE ALL NECESSARY
DOCUMENTS; AND FOR OTHER PURPOSES.**

At a duly called meeting of the governing body of Borrower identified above (the “Borrower”) held on the 6th day of July 2026, the following Resolution was introduced and adopted.

WHEREAS, the governing body of the Borrower has determined to borrow but not to exceed \$3.5M from the Georgia Environmental Finance Authority (GEFA) (the “Lender”) to finance a portion of the costs of acquiring, constructing, and installing the environmental facilities described in Exhibit A to the hereinafter defined Loan Agreement (the “Project”), pursuant to the terms of a Loan Agreement (the “Loan Agreement”) between the Borrower and the Lender, the form of which has been presented to this meeting; and

WHEREAS, the Borrower’s obligation to repay the loan made pursuant to the Loan Agreement will be evidenced by a Promissory Note (the “Note”) of the Borrower, the form of which has been presented to this meeting:

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borrower that the forms, terms, and conditions and the execution, delivery, and performance of the Loan Agreement and the Note are hereby approved and authorized.

BE IT FURTHER RESOLVED by the governing body of the Borrower that the terms of the Loan Agreement and the Note (including the interest rate provisions, which shall be as provided in the Note) are in the best interests of the Borrower for the financing of the Project, and the governing body of the Borrower designates and authorizes the following persons to execute and deliver, and to attest, respectively, the Loan Agreement, the Note, and any related documents necessary to the consummation of the transactions contemplated by the Loan Agreement.

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

Council Member Parham placed Ordinance 2234 on second reading to amend Appendix C, Ethics in Government Act of Articles 1-3, to effectuate Senate House Bill 199, as follows:

ORDINANCE 2234

AN ORDINANCE TO AMEND THE CITY OF ELBERTON CODE OF ORDINANCES, APPENDIX C, ETHICS IN GOVERNMENT ACT OF ARTICLES 1-3; TO EFFECUATE SENATE BILL 199; TO REPEAL CONFLICTING ORDINANCES; 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 Parham 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: City Hall Maintenance		
Tear off existing shingles, install under lament and new 20-year shingles, clean up and dispose of old roofing materials.		
Vendor:		Bid Amount:
Glen Peeples	RECOMMENDED	\$29,000.00
Trad Mark Roofing		\$38,195.62
Luxe Roofing		\$66,064.00

2. Authorized the issuance of a public assembly permit to close the square to traffic on Saturday, October 10, 2026, and grant a waiver for open container prohibition for the Jeep Car Show event requested by Main Street Elberton.
3. Authorized the issuance of a public assembly permit to close the square to traffic on Friday, October 30, 2026, for the Downtown Skelebration event requested by Main Street Elberton.

City Manager Eavenson provided the following reports in the packets:

1. Financial Report ending May 31, 2026.
2. Monthly departmental report, as follows:

HUMAN RESOURCES:

The department submitted the 2026 census data for the GMA-GIRMA First Responder PTSD Benefit Program (FCBP) and Firefighters Cancer Program. Participation in these programs is required by HB 451 and HB 146.

The department submitted the 2026 Government Management Indicators (GOMI) Survey as required by the Department of Community Affairs as required by OCGA 36-81-8.

CITY CLERK:

Devan Seawright attended the Clerks training held in Savannah hosted by GMA. The training covered records management and changes in the ADA law.

Splash Island was the place to go to beat the summer heat this month:

Description	Aug 29-Sept 28 2025	May 1-31 2026	June 3-21 2026
No. of days open	15	18	15
Patron Breakdown:			
No. Paid Patrons	1236	1221	2394
No. of Patrons (Age 62+ /2 and under)	183	135	197
Grand Opening	650	0	0
Rental Admission Count (25 per rental)	N/A	150	100
Other (School/501c3)	N/A	167	N/A
Total Patron Count	2069	1673	2691
Rental Breakdown:			
Pavillion (\$150ea)	N/A	6	4
Group Rentals (\$500ea)	N/A	0	0
Other/school/501c3 (varies)	N/A	1	0
Revenue:			
Admissions	\$6,180.00	\$6,105.00	\$11,970.00
Rentals	\$0	\$1,317.50	\$750.00
Concessions	\$2,738.00	\$2,905.60	\$5,784.00

BUILDING INSPECTIONS:

Building Inspections		
Permit Type	Issued	Inspections Performed
Electrical	2	1
Plumbing	0	0
Land Disturbance	0	0
Roof	5	10
Demolition	1	1
Mechanical	1	0
Sign	0	1
Driveway	0	0
General Building	3	2
Total	12	15

FIRE DEPARTMENT:

- Responded to 70 alarm calls and issued two burn permits.
- 573 hours of in-house training; 36 hours of training center usage; 10 hours were utilized for joint exercises; 12 hours of out-of-station training.

Alarm Calls	June 2026	May 2026
Outside Trash Fire	2	0
Building Fire	2	1
Wildland Fire	0	1

Medical Assists	54	19
Gas Leak	0	1
Power Pole Fire	0	1
Aircraft Standby	0	2
False Alarms	5	2
Vehicle Accidents	7	3
Total	70	30

POLICE DEPARTMENT:

The Elberton Police Department released its monthly activity report for the month of **May 2026**. The department recorded:

	May	April
Calls for Service	543	507
Vehicle Traffic Stops	401	353
Incident reports	84	75
City Court Cases	279	236
Traffic Accidents	16	16
Arrests	54	51
DUI	4	4
Department Training Hours	41	229

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 **May 2026** are as follows:

Group A Crimes	May	April
Kidnapping:	0	0
Rape Offenses:	0	0
Robbery:	0	0
Assault:	14	12
Arson:	0	1
Burglary:	4	2
Larceny/Theft:	5	3
Motor Vehicle Theft:	0	0
Counterfeiting/Forgery	0	3
Fraud Offenses:	1	2
Stolen Property Offenses:	0	0
Destruction/ Damage/ Vandalism:	6	5
Drug Offenses:	7	7
Weapons Violations:	0	5
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 Hillside Way, Country Club Road, and Oak Lane Apartments on Martin Luther King Boulevard.
- Repaired a Water Service at 828 Lincoln Avenue.
- Installed One Water Tap and Meter at 476 Taggart Street.

Sewer System Maintenance:

- Sewer Main repaired at 130 West Clairmont Avenue.

- Cleaned and Inspected Sewer Laterals at South Oliver Street, Evergreen Street, and West Clairmont Avenue.
- Jetted and Rodded Sewer Mains in the Northern Section of the Sewer System.

Wastewater Treatment Plant Maintenance:

- Replace the #2 Return Activated Sludge Pump at Falling Creek WPCP.

Filter Plant Maintenance:

- Repaired Leak at Injector for Chlorine Feed System.
- Repaired Leak on Caustic Feed System.

ELECTRIC:

Several poles were replaced throughout the month; Lake Forest Drive, Church Street, Highland Park, and Jones Street.

Power installed to a new structure on Oglesby Blvd and new apartments on Cedar Street. Power was also installed to a cell tower on Long Ave.

Several trees were cut down and cleaned up on Hickory Drive.

GAS:

- Built regulator station guards and installed on Washington Hwy
- Replaced three ground emergency valves on Pulliam Mill Road at Floyd Road intersection.
- Extended main gas line on Turner Hill Road for 225' feet.
- Installed gas service at 2146 Turner Hill Road.
- Disconnected gas services off at 54 Wallis Street apartments A, B and C due to structure fire.

PUBLIC WORKS:

The street department completed the demolition of the dilapidated building at 135 E. Railroad Street (Wade's Repair Shop).

Terry Alexander started construction of new office space inside City Hall.

MAIN STREET ELBERTON:

Main Street hosted First Friday on June 5. Music was provided by Georgialina band.

Main Street is planning the 28th Annual Cruise-In & Classic Car Show that will be held on Saturday, July 18, on the downtown square. We are collecting door prizes to be given away at the event and business swag from local businesses to be added to the goodie bags. This year's car show has a theme of red, white and blue in honor of America celebrating 250 years.

Main Street participated in training on June 11 and June 16, provided by GMA.

ELBERT THEATRE & ELBERTON ARTS CENTER:

There have been 30 events at the Elbert Theatre & Arts Center from May 22, 2026-June 30, 2026 including *The Devil Wears Prada 2*, *Sheep Detectives*, *The Mandalorian* and *Grogu*, *Breadwinner* and *Masters of the Universe* movies; the Elbert Theatre Foundation's paint class, Teen Camp and *Something Rotten Jr* performances; SWAT Foundation's grant presentation and Encore Productions' *Wrong Window!* open reading.

Approximately 943 patrons have visited the Elbert Theatre & Elberton Arts Ctr between May 22, 2026-June 30, 2026.

ELBERT HOTEL AND QUARRY:

Quarry:

- Participated in Main Street's First Friday event on June 5th.
- Catered several events for private rentals for bridal and baby showers.
- The Quarry is scheduled to close July 4th - July 11th. We will use this time to perform annual cleaning and maintenance of the facilities and equipment.

Hotel:

- Multiple conference room rentals for the month, hosting various events such as bridal showers and wedding showers.
- Governor Kemp and Derek Dooley held a meet and greet for US State Senate candidate Dooley.
- Currently looking to fill a vacancy for Housekeeping Manager by the end of July.

The latest occupancy report is as follows:

	FY21	FY22	FY 23	FY24	FY25	FY26
July	31.4%	39.4%	23.8%	40.4%	62.8%	47.0%
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%	29.0%
January	28.9%	23.5%	40.6%	30.3%	30.3%	24.9%
February	32.7%	39.2%	40.5%	46.0%	37.0%	36.2%
March	32.7%	41.0%	51.9%	51.6%	36.0%	63.1%
April	38.5%	46.8%	60.0%	53.8%	50.5%	52.3%
May	43.7%	49.9%	59.7%	44.8%	44.3%	56.7%
June	38.5%	41.5%	39.8%	50.8%	39.0%	33.3%
AVERAGE	33.2%	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.

Mayor Graves asked to move into executive session to discuss future acquisition, disposal, or lease of real estate, including authorizing negotiations (O.C.G.A. 50-14-3(4)).

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

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

Mayor Graves stated that no action was taken.

There being no further business, the meeting was adjourned with a motion duly made and seconded.

ATTEST:


Devan Seawright, Deputy City Clerk


R. Daniel Graves, Mayor