

CITY OF ELBERTON
PUBLIC HEARING AND REGULAR MEETING OF THE MAYOR AND COUNCIL
Monday, June 1, 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, June 1 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 Public Hearing to order. A Notice of Hearing was issued in accordance with the law for the purpose of obtaining comments on the proposed FY27 budget. Mayor Graves asked if there were any comments on the proposed budget. There being none, Council Member Prince motioned to adjourn the public hearing. Council Member Butler seconded the motion and the motion passed unanimously (Burton, Butler, Parham, Colquitt, Prince).

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 May 4 meeting, seconded by Council Member Parham, and the motion passed unanimously (Butler, Burton, Colquitt, Prince, Parham).

There were no scheduled speakers from the floor.

As privilege of the chair, Mayor Graves moved the Consent Agenda to be considered prior to the Ordinances and Resolutions. Council Member Parham 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: Motor Pool Department - Equipment		
One (1) New Kubota M5-111 open station tractor with 4-wheel drive. To be funded by SPLOST.		
Vendor:		Bid Amount:
James Short Tractors	RECOMMENDED	\$52,487.00
Old Stone Tractor Co		\$55,385.00
Atlantic & Southern Equipment		\$56,842.68
Palmer Equipment		\$66,800.00
John Deere		\$60,593.89

2. Confirmed the selection of DCCM Consulting Engineers in response to the Request for Qualifications for Engineering Services related to the ARC Galvanized Water Main Replacement Project.
3. Authorized the execution of an agreement with Rushton & Company for FY26 Audit Services.
4. Accepted the minutes, decisions and recommendations of the Elberton Planning Commission meeting on May 18, 2026.
5. Accepted the minutes of the Elberton Historic Preservation Commission meeting on May 29, 2026.
6. Accepted the Mayors’ appointment of Mr. James Moran to the Elberton Planning Commission.

7. Accepted the Mayors' appointment of Mrs. Val Evans to the Elberton Historic Preservation Commission.

Council Member Butler introduced a Resolution approving and authorizing GEFA Helene Water and Sewer Project funding, as follows:

RESOLUTION

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ELBERTON APPROVING AND AUTHORIZING WATER SYSTEM, SEWER COLLECTION, AND SEWER TREATMENT PLANT IMPROVEMENTS; AUTHORIZING THE ACCEPTANCE OF GEFA HELENE RESILIENCE FUNDING; DESIGNATING AN AUTHORIZED REPRESENTATIVE; AUTHORIZING DCCM ENGINEERING TO PROCEED WITH DESIGN, ENGINEERING, AND PERMITTING; AND FOR OTHER PURPOSES.

WHEREAS, the City of Elberton owns, operates, and maintains a public water and wastewater infrastructure system for the benefit of its citizens; and

WHEREAS, the City of Elberton suffered severe infrastructure impacts and vulnerabilities due to Hurricane Helene; and

WHEREAS, the City of Elberton Mayor and Council has determined it necessary to execute critical infrastructure resiliency upgrades across three distinct project areas (collectively, the "Projects") as follows:

1. **Water System Improvements:** Total project cost of \$15,000,000.
2. **Sewer Collection System Improvements:** Total project cost of \$10,000,000.
3. **Sewer Treatment Plant Improvements:** Total project cost of \$53,000,000.

WHEREAS, the Georgia Environmental Finance Authority (GEFA) has made federal disaster supplemental funds available under the Helene Resilience Funding program and has awarded financial assistance to the City of Elberton for these Projects as follows:

- **Water System Improvements Award:** \$15,000,000 in GEFA funds.
- **Sewer Collection System Improvements Award:** \$10,000,000 in GEFA funds.
- **Sewer Treatment Plant Improvements Award:** \$20,000,000 in GEFA funds (with the remaining \$33,000,000 project balance to be funded through the next subsequent GEFA Helene Resilience Funding).

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF ELBERTON AS FOLLOWS:

SECTION 1. Project Approval and Funding. The Mayor and Council hereby approve the Projects and authorizes the acceptance of the \$45,000,000 in GEFA funding.

SECTION 2. Authorization for Engineering Services. The City of Elberton hereby authorizes **DCCM Engineering** to immediately proceed with the design, engineering, and permitting phases for the Water System Improvements, Sewer Collection System Improvements, and Sewer Treatment Plant Improvements.

SECTION 3. Designation of Authorized Representative. The City Manager, or their designated successor, is hereby appointed as the Authorized Representative of the City of Elberton for these Projects.

SECTION 4. Execution of Documents. The Authorized Representative is fully empowered to execute and deliver all loan agreements, grant contracts, draw requests, and engineering task orders or amendments with DCCM Engineering necessary to fulfill the intent of this Resolution.

SECTION 5. Compliance Mandates. The City of Elberton and DCCM Engineering shall adhere to all federal, state, and GEFA compliance mandates, including the federal Qualifications-Based Selection (QBS) guidelines for professional services and anti-duplication of disaster funding regulations.

SECTION 6. Effective Date. This Resolution shall take effect immediately upon its adoption by the governing body.

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

Council Member Parham placed Ordinance 2234 on first 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.

City Manager Eavenson read the Ordinance in its entirety.

City Manager Eavenson provided the following reports in the packets:

- 1. Financial Report ending April 30, 2026.
- 2. Monthly departmental report, as follows:

CITY CLERK:

Despite unseasonably cool May temperatures, the splash park enjoyed strong turnout during its initial weeks. Operating on a Friday-Sunday schedule for the first three weeks, the park welcomed 477 attendees and generated \$992 in concession sales.

Elberton continues to collaborate with the Northeast Georgia Regional Commission (NEGRC) on the mandated five-year update to the Joint Comprehensive Plan. The updated plan is required to ensure Elberton maintains its Qualified Local Government (QLG) status, preserving the city's eligibility for vital state grants and infrastructure funding.

BUILDING INSPECTIONS:

Permit Type	Issued	Inspections Performed
Electrical	3	1
Plumbing	2	0
Land Disturbance	0	0
Roof	3	5
Demolition	0	0
Mechanical	0	1
Sign	2	1
Driveway	0	0
General Building	3	8
Total	13	16

FIRE DEPARTMENT:

- Responded to 30 alarm calls and issued two burn permits.
- 654 hours of in-house training; 56 hours of training center usage; 12 hours were utilized for joint exercises; 54 hours of out-of-station training.
- Three recruits successfully fulfilled both the written examination and practical skill requirements for Firefighter I certification.

Alarm Calls	May 2026	April 2026
Building Fire	1	1
Wildland Fire	1	1
Passenger Vehicle Fires	0	2
Medical Assists	19	40
Vehicle Accidents	3	9
Gas Leak	1	0
Electrical Shortage	0	1
Power Pole Fire	1	0
Aircraft Standby	2	2
False Alarms	2	5
Total	30	61

POLICE DEPARTMENT:

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

	April	March
Calls for Service	507	467
Vehicle Traffic Stops	353	301
Incident reports	75	81
City Court Cases	236	227
Traffic Accidents	16	11
Arrests	51	71
DUI	4	6
Department Training Hours	229	80

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 **April 2026** are as follows:

Group A Crimes	March	February
Kidnapping:	0	0
Rape Offenses:	0	0
Robbery:	0	0
Assault:	12	12
Arson:	1	0
Burglary:	2	3
Larceny/Theft:	3	7
Motor Vehicle Theft:	0	0
Counterfeiting/Forgery	3	1
Fraud Offenses:	2	1
Stolen Property Offenses:	0	1
Destruction/ Damage/ Vandalism:	5	3

Drug Offenses:	7	22
Weapons Violations:	5	4
Animal Cruelty:	0	0
Sex Offenses:	0	0
Prostitution Offenses:	0	0
Homicide/ Manslaughter	0	0

WATER & SEWER:

Water System Maintenance:

- Repaired three leaks
- Installed two new water taps
- Disconnected 800ft of two-inch galvanized main not in service

Sewer System Maintenance:

- Repaired sewer main
- Inspected one sewer stub
- Jetted and rodded sewer mains

Reuse Water System:

- Repaired pump at Mill Street Lift Station

Treatment Facilities:

- Replaced alum pump switch
- Completed maintenance repairs on carbon machine
- High service pump repair

ELECTRIC:

Several poles were replaced and installed this month: Joru Road, Lake Forest Drive, Apex Granite, Williams Lane, and for the Gas Department on Prince Ave.

Power was installed at several locations: the pavilion at Splash Island Elberton, Oglesby Blvd, Fambrough Place, Wyche Circle, and the new Main Street storage building.

Replaced a meter base at Mollertech.

GAS:

Several services were installed, repaired, relocated or removed this month: 2264 Montevideo Road, 2164 Cunningham Road, 2753 Sand Hill Road, 1519 Tobe Wells Road, 1530 Athens Highway, 1211 Robinwood Lane, 1312 Victory Road, and 841 Lincoln Avenue.

The department repaired a gas leak on corner of Almond Street at Willow Street on an in-ground emergency valve and repaired regulators at Dang Family poultry farm on Bowman Highway.

David Renaud with Ideal Gas Measurements performed our annual Cathodic Protection survey.

The Electric Department installed a pole for the cathodic protection rectifier box on Prince Avenue and wired in new electric panel and meter base.

PUBLIC WORKS:

Along with monthly routine and maintenance, the department participated in Paul J. Blackwell Learning Center Touch-A-Truck event on May 19.

MAIN STREET ELBERTON:

The first, First Friday was held on May 1 and music was provided by Second Time Around band. The event was well attended by the community. We also had food and craft vendors, and jumpies for the kids. The next First Friday is on June 5, with music being provided by Clay Page and his new local band Georgialina.

Main Street is currently working on the 28th Annual Cruise In- Classic car show that will be held on Saturday, July 18. We are planning to flood downtown in red, white and blue to celebrate 250 years of America!

Main Street assisted the Elbert Chamber with their volunteer table at EGA's annual golf tournament that was held on Friday, May 1.

ELBERT THEATRE & ELBERTON ARTS CENTER:

There have been 17 events at the Elbert Theatre & Arts Center from April 24, 2026-May 21, 2026 including Encore Productions' *Cinderella* rehearsals and performances; the Elbert Theatre Foundation's paint class; *Michael* and *The Devil Wears Prada 2* movies; Advantage Behavioral's movie field trip; EC BOE's teacher awards and ECCHS Golf's registration and rules meeting.

Approximately 1,469 patrons visited the Elbert Theatre & Elberton Arts Center between April 24 and May 21 and there was one rental quoted and four confirmed during this period.

ELBERT HOTEL AND QUARRY:

Quarry:

- Participated in Main Street's First Friday event on May 1.
- Catered lunch for the Class of 1956 on Saturday, May 2.
- Hosted a well-attended Mother's Day Brunch on Saturday, May 9.
- Celebrated graduation with numerous families joining us for dinner before graduation on Friday, May 22.

Hotel:

- Occupancy has remained steady throughout the month as we again surpassed the 50% occupancy rate.
- We welcomed members of the class of 1956 for their 70th class reunion, along with guests in town for family reunions, weddings, and an antique car club passing through.
- We collaborated with the ECCHS Art Club during First Friday, inviting them to set up students' artwork in the lobby of the hotel, while students offered kids' face painting.

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%	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%	
AVERAGE	33.2%	41.1%	45.6%	46.5%	44.6%	

City Attorney Jenkins reported on the status of properties that are currently not up to city code standards.

Mayor Graves announced that after this meeting that Council would be taking a recess in order to move to the Staff Development Room for the FY27 Budget Work Session. He also announced that the second public hearing would be held on Monday, June 15 at 5:30 p.m.

There being none, upon proper motion and second the meeting was adjourned.

ATTEST:

Cindy Churney
Cindy D. Churney, City Clerk

A. Daniel Graves
R. Daniel Graves, Mayor

CITY OF ELBERTON
PUBLIC HEARING & CALLED MEETING OF THE ELBERTON MAYOR AND COUNCIL
Monday, June 15, 2026 - 5:30 p.m.

Pursuant to due call and notice thereof the Public Hearing and Called Meeting of the Mayor and Council of the City of Elberton convened at 5:30 p.m. on Monday, June 15, 2026, at Municipal Complex, 203 Elbert Street, with Mayor Graves presiding.

Present were Council Members Butler, Colquitt, Burton, Parham and Prince; City Manager Eavenson, City Clerk Churney, and Deputy Clerk Seawright. Council Member Colquitt arrived at the meeting at 5:40 p.m.

A notice of the meeting was issued in accordance with law for the purpose of discussing the FY27 proposed budget and any other matters that may properly come before Council.

Mayor Graves called the Public Hearing to order and asked if anyone wished to speak on the FY27 proposed budget. There being none the Public Hearing was adjourned.

Mayor Graves called the Called Meeting to order at 5:33 p.m. He led the assembly in Pledge of Allegiance and gave the invocation.

Council Member Butler introduced the following Resolution for consideration:

RESOLUTION

- WHEREAS:** The City of Elberton Mayor and Council reviewed the proposed Fiscal Year 2027 Annual Budget on June 1, 2026, and June 15, 2026. The budget was prepared by the City Manager following proper legal notice and in accordance with Section 33 of the city charter; and
- WHEREAS:** The General Fund budget is proposed at \$7,221,725; and
- WHEREAS:** The Solid Waste Fund budget is proposed at \$1,195,328; and
- WHEREAS:** The Combined Public Utilities System Fund budget is proposed at \$26,288,355; and
- WHEREAS:** The ElbertonNET Technology Services Fund budget is proposed at \$7,512,768; and
- WHEREAS:** The Special Purpose and Transportation Special Purpose Local Option Sales Tax Capital Projects Funds are budgeted at \$1,804,000; and
- WHEREAS:** The Non-major Funds of the City are budgeted at \$1,131,000; and
- WHEREAS:** The rates and fees schedule of the Fiscal Year 2027 Budget is hereby included as Attachment "A"; and
- WHEREAS:** The total combined Annual Budget for Fiscal Year 2027 is \$45,153,176; and
- WHEREAS:** The Downtown Development Authority of the City of Elberton has presented a budget in the amount of \$1,203,580 to the Mayor and Council for the operation of the Samuel Elbert Hotel for Fiscal Year 2027 as prepared by the City Manager.

NOW, THEREFORE BE IT RESOLVED, and it is hereby resolved that the Mayor and

Council do officially approve and adopt the aforementioned Annual Budget for Fiscal Year 2027 as submitted including the rates and fees schedule designated Attachment "A".

IT IS FURTHER RESOLVED that the Mayor and Council do approve, adopt and accept the Annual Budget for Fiscal Year 2027 as submitted for the Samuel Elbert Hotel as operated by the Downtown Development Authority of the City of Elberton.

BE IT FURTHER RESOLVED that the Mayor, City Manager, and/or City Clerk are authorized and directed to execute the necessary documents in order to enact actions authorized by Council with the adoption of this Annual Budget.

This 15th day of June 2026.

City Manager Eavenson read the Resolution in its entirety. Council Member Butler motioned to adopt the Resolution, seconded by Council Member Burton and the motion passed unanimously 5-0 (Butler, Burton, Prince, Parham, Colquitt).

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 Prince 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, the meeting was adjourned with a motion duly made and seconded.



R. Daniel Graves, Mayor

ATTEST:



Cindy D. Churney, City Clerk