

**CITY OF ELBERTON
REGULAR MEETING OF THE MAYOR AND COUNCIL**

Monday, April 1, 2024 – 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, April 1, 2024 in the Council Chamber of the Municipal Building, 203 Elbert Street with Mayor Graves presiding.

Present were: Council Members Butler, Burton, Colquitt, Prince and Parham; City Manager Dunn, 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 Butler motioned to approve the minutes of the March meeting, seconded by Council Member Prince, and the motion passed unanimously (Butler, Burton, Colquitt, Prince, Parham).

There were no speakers from the floor at the meeting.

Council Member Parham introduced a Resolution authorizing the terms of a note and loan agreement with GEFA to construct facilities at the Water Filtration Plant, as follow:

RESOLUTION

THE CITY OF ELBERTON (the “Borrower”) AUTHORIZING THE TERMS OF A NOTE AND LOAN AGREEMENT WITH THE GEORGIA ENVIRONMENTAL FINANCE AUTHORITY (“GEFA”) TO CONSTRUCT FACILITIES AT THE WATER FILTRATION PLANT, AND FOR OTHER PURPOSES

WHEREAS, the governing body of the Borrower has determined to borrow but not to exceed \$2,500,000 from the DRINKING WATER STATE REVOLVING FUND, ADMINISTERED BY the Georgia Environmental Finance Authority (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 form, 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 and 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 and the Note, and any related documents necessary to the consummation of the transactions contemplated by the Loan Agreement—Lanier Dunn, City Manager and Cindy Churney, City Clerk.

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

Council Member Butler introduced a Resolution to amend and restate the City’s Defined Benefit Retirement Plan, as follows:

RESOLUTION

A Resolution to amend and restate the Retirement Plan for the Employees of the City of Elberton, Georgia in accordance with and subject to the terms and conditions set forth in the attached Adoption Agreement, any Addendum to the Adoption Agreement, the Georgia Municipal Employees Benefit System (GMEBS) Master Plan Document, and the GMEBS Trust Agreement. When accepted by the authorized officers of the City and GMEBS, the

foregoing shall constitute a contract between the City and GMEBS, all as authorized and provided by O.C.G.A. 47-5-1 et seq.

Section 1. The Retirement Plan for the Employees of the City of Elberton, Georgia, is hereby amended and restated as set forth in and subject to the terms and conditions stated in the following Adoption Agreement, any Addendum to the Adoption Agreement, the Georgia Municipal Employees Benefit System (GMEBS) Basic Plan Document, and the GMEBS Trust Agreement.

Section 2. Except as otherwise specifically required by law or by the terms of the Basic Plan or Adoption Agreement (or any Addendum), the rights and obligations under the Plan with respect to persons whose employment or term of office with the City was terminated or who vacated office with the City for any reason whatsoever prior to the effective date of this Resolution are affixed and shall be governed by such Plan, if any, as it existed and was in effect at the time of such termination.

Section 3. The effective date of this Resolution shall be the date of its approval by the Governing Authority.

Section 4. All Resolutions and parts of Resolutions in conflict herewith are expressly repealed.

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

1. Authorized the issuance of an alcoholic beverage license for on-premises consumption of beer and distilled spirits to David Lopez, Taqueria Los Primos De Jalisco at 220 Elbert Street.
2. Authorized the issuance of an alcoholic beverage license for on-premises consumption of beer, wine and distilled spirits to Karli Hernandez, Juice Plus at 9 N. McIntosh Street.
3. Authorized the issuance of a public assembly permit to close a portion of the square to vehicular traffic on Saturday, April 13 for the Spring Fling Shopping Downtown Event hosted by Main Street Elberton.
4. Authorized the issuance of a public assembly permit to close a portion of the square to vehicular traffic on Sunday, May 19 for a Prayer Vigil hosted by Rev. John Barnett of Power of Prayer.
5. Authorized the issuance of a public assembly permit to close a portion of the square to vehicular traffic on Friday, May 3, Friday, June 7 and Friday, August 2 for the Frist Friday Celebrations hosted by Main Street Elberton.
6. Authorized a waiver for the special event for open container consumption of alcoholic beverages on the public square for the First Friday Celebrations.

City Manager Dunn presented the following reports:

1. Financial Report ending February 29, 2024.
2. Monthly departmental report, as follows:

CITY CLERK:

The department continues to collect Business License renewals for calendar 2024 which are due by March 31.

HUMAN RESOURCES:

Open enrollment will be held in May for the group medical, vision and dental plans.

FIRE DEPARTMENT:

The Fire Department responded to 49 Alarm Calls for March 2024. These calls consisted of 29 Medical Emergencies, 7 Vehicle Accidents, 1 Gas Leak, 1 Equipment Shortage, 1 Building Collapse, 2 Aircraft Standbys, 1 Smoke Removal, and 7 False Alarms. The Building Inspector/ Marshal conducted 0 Fire Inspections, and 0 Pre Plans. The department issued 1 Burn Permit. The department conducted 380 hours of in-house training and 30 hours of out-of-station training for the month.

BUILDING INSPECTIONS:

During the month of March the Building Inspection Department issued 8 Electrical Permits, 4 Plumbing Permits, 2 Reroof Permits, 1 Building Permit, 1 Demo Permit and 2 Mechanical Permits. During this same period, 27 inspections were completed--8 Electrical Inspections, 6 Plumbing Inspections, 2 Sign Inspections, 4 Roofing Inspections, 1 Driveway Inspection, 1 Mechanical Inspection and 2 Pool Inspections.

POLICE DEPARTMENT:

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

- 1011 Calls for Service
- 420 Vehicle Traffic Stops
- 88 Incident Reports were filed
- 267 City Court cases made
- 17 Traffic accidents were investigated
- 58 People were arrested for various charges
- 3 Person was arrested for Driving under the Influence
- 48 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 February 2024 are as follows:

	<u>February</u>	<u>January</u>
Kidnapping:	1	0
Rape Offenses:	0	0
Robbery:	0	0
Assault:	17	11
Arson:	0	0
Burglary:	0	1
Larceny/Theft:	6	6
Motor Vehicle Theft:	0	1
Counterfeiting/Forgery	0	0
Fraud Offenses:	1	3
Stolen Property Offenses:	0	1
Destruction/ Damage/ Vandalism:	1	2
Drug Offenses:	7	6
Weapons Violations:	2	0
Animal Cruelty:	0	0
Sex Offenses:	0	0
Prostitution Offenses:	0	0

WATER & SEWER:

The crews replaced a water service at 131 Heard Drive. The crews installed a new ¾-inch tap and meter at 1059 Old Middleton Road. The crews drained the Goss Tank for cleaning and inspection and placed back in operation when finished. The crews replaced 140 feet of 8-inch water main at the intersection of Bowman and Athens Highway. The water main was damaged when a slope failure occurred within the DOT right of way causing a section of the water main to be torn away. Crews were able to isolate the water main while DOT made repairs to the slope and replace the damaged section when the ground was stabilized.

ELECTRIC:

During the month of March the Electric Department replaced one pole at Granite City Restaurant, two poles for the Elberton Housing Authority and one pole on the Athens Hwy. The department replaced all the old open wire on Lake Forest Drive and Walden Way. The department finished the Limo Road poultry farm job and closed out the month working in the Bailey Building on the square to pull new electrical wires.

GAS:

The Natural Gas Department installed one residential customer along with 8 poultry houses at the third farm on Limo Road. The Limo Road project is now complete, but periodic cleanup and ditch maintenance will be required after large rain events due to the terrain.

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.

ELBERT THEATRE & ELBERTON ARTS CENTER:

There were 38 events at the Elbert Theatre & Arts Center from Feb 26-Mar 21 including Encore Productions' *Pippin* rehearsals & performances, *Finding Nemo Kids* rehearsals, *The Cemetery Club* auditions & rehearsals; ETF's movie field trips; COE's *Ordinary Angels* & *Madame Web* movies and the Gas Authority's regional meeting.

Approximately 805 patrons visited the Elbert Theatre & Elberton Arts Center between Feb 26-Mar 21.

MAIN STREET ELBERTON:

Main Street kicked off 2024 events with the 3rd Annual Shamrock Shuffle on the downtown square on Friday, March 15 to celebrate St. Patrick's Day. A DJ, dancing, and Karaoke entertained patrons. There was light but steady foot traffic at the event with unpredictable weather.

The 3rd Annual Downtown Egg Hunt was Monday, March 25. We had pictures with the Easter Bunny, food trucks, jumpies and the train set up. We had a good turn-out for this year's event with positive feedback from the community. Local businesses donated prefilled candy eggs for the hunt with an estimated 2,300 eggs given for the kids.

The Farmer's Market is scheduled to re-start on April 3rd. This will be located in the center of the square every Wednesday from 7:00 a.m. to 11:00 a.m.

ELBERT HOTEL:

The latest occupancy statistics are as follows:

	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY 23</u>	<u>FY24</u>
July	47.2%	31.4%	39.4%	23.8%	40.4%
August	50.2%	33.9%	40.0%	37.2%	47.0%
September	50.1%	31.5%	40.1%	48.0%	46.7%
October	39.5%	34.0%	46.7%	53.9%	55.3%
November	41.0%	31.5%	49.0%	53.6%	58.0%
December	30.3%	20.8%	36.3%	38.0%	32.7%
January	21.9%	28.9%	23.5%	40.6%	30.3%
February	33.1%	32.7%	39.2%	40.5%	46.0%
March	19.2%	32.7%	41.0%	51.9%	
April	4.7%	38.5%	46.8%	60.0%	
May	10.5%	43.7%	49.9%	59.7%	
June	19.8%	38.5%	41.5%	39.8%	
AVERAGE	30.6%	33.2%	41.1%	45.6%	44.6%

February's occupancy jumped substantially from the lows of the winter months, and February 2024 actually set a record for occupancy for a February month. Most of the increase was due to more business travel during the week.

City Attorney Jenkins gave an update on dilapidated housing.

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