

**CITY OF ELBERTON**  
**REGULAR MEETING OF THE MAYOR AND COUNCIL**  
Monday, May 5, 2025 – 5:30 p.m.

Pursuant to due call and notice thereof the Regular Meeting of the Mayor and Council convened at 5:30 p.m. on Monday, May 5, 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 Butler motioned to approve the minutes of the April meeting, seconded by Council Member Burton, and the motion passed unanimously (Butler, Burton, Colquitt, Prince, Parham).

There were no speakers from the floor.

Council Member Prince placed Ordinance 2226 on Second Reading to amend the zoning map to rezone 40 and 44 Forest Avenue from an OIP Zone to an R-1 Zone:

**ORDINANCE 2226**

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

Council Member Prince motioned to waive the reading, seconded by Council Member Burton, and the motion passed unanimously (Butler, Burton, Colquitt, Prince, Parham). City Manager Eavenson read the Ordinance in its entirety at the April meeting. Council Member Prince motioned to adopt the Ordinance, seconded by Council Member Burton and the motion passed unanimously (Butler, Burton, Colquitt, Prince, Parham).

Council Member Colquitt placed Ordinance 2227 on First Reading to authorizing the sale and execution of a quitclaim deed for surplus property owned by the City of Elberton:

**ORDINANCE 2227**

**AN ORDINANCE TO AUTHORIZE THE SALE AND EXECUTION OF A QUITCLAIM DEED FOR  
SURPLUS PROPERTY OWNED BY THE CITY OF ELBERTON**

City Manager Eavenson read the Ordinance in its entirety.

Council Member Butler introduced a Resolution approving the 2025 ElbertonNET System Upgrade Project:

**RESOLUTION**

**A RESOLUTION OF THE CITY OF ELBERTON APPROVING THE 2025 ELBERTON.NET SYSTEM UPGRADE PROJECT OF THE EXISTING PLANT IN THE AREAS OF THE CITY OF ELBERTON AND ELBERT COUNTY, AUTHORIZING THE CONSTRUCTION OF A FIBER-TO-THE-HOME UPGRADE OF THE EXISTING TELECOMMUNICATIONS SYSTEM TO A NEW XGS/25G-PON SYSTEM, AND FOR OTHER PURPOSES.**

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**WHEREAS**, the City of Elberton heretofore has operated a telecommunications system by and through its department known as ElbertonNET as authorized in its Charter under Section 17.1; and

**WHEREAS**, the Mayor and Council of the City of Elberton desire to upgrade the existing system for the expected public benefit of providing broadband services including high speed Internet in existing areas of both the City of Elberton and Elbert County, and to provide ElbertonNET services in addition to the current subscriber count, that are unserved or underserved by any existing providers, numbering approximately 4005 existing homes and businesses to be eligible for service; and

**WHEREAS**, the Mayor and Council were presented with the proposed project plan and details during the March 29, 2025 planning session and have reviewed the project budget that estimates the overall project cost; and

**WHEREAS**, the City has also determined and does hereby find that it is in its best interest to upgrade its existing telecommunications systems in order to support the long-term sustainability of its current broadband infrastructure in existing areas as well as in unserved and underserved areas, to enhance broadband capacity, and to encourage sustainable adoption of broadband service in order to stimulate long-term economic growth and opportunity.

**NOW, THEREFORE**, be it resolved by the Mayor and Council of the City of Elberton in an open meeting duly assembled, and it is hereby resolved by the authority thereof, as follows:

**Section 1:** The 2025 ElbertonNET System Upgrade project is hereby approved, and construction of the system upgrade includes approximately 416 miles of fiber-to-the-home plant known as Phase 01, Phase 02, & RFOG is hereby authorized.

**Section 2:** The 2025 ElbertonNET System Upgrade project includes the purchase and installation of new Headend equipment to support new XGS/25G-PON network known as Headend is hereby authorized.

**Section 3:** The construction cost estimate and budget for this project in the amount of \$3,115,234 is approved and incorporated herein by reference as Attachment "A."

**Section 4:** The City Manager is authorized and directed to issue purchase orders for fiber-to-the-home equipment including optical transmitters, amplifiers, and customer premise micro-nodes in accordance with the engineering design and plan contained in the System Expansion Plan. The City Manager is authorized and directed to issue purchase orders for fiber optic cable and strand to the successful bidder from a competitive bid process for these products.

**Section 5:** The Mayor and Council hereby authorizes and directs the City Manager or other authorized officials to commence with construction of the telecommunications system upgrade and the telecommunications headend upgrade, and to take any further actions and execute and deliver any other documents necessary to carry out the purpose of this Resolution.

**Section 7:** All resolutions or parts of resolutions in conflict herewith are hereby repealed.

**RESOLVED** this the 5<sup>th</sup> day of May, 2025.

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

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: Public Works	
New lawn mower for cemetery department. Recommendation based on delivery time.	
Vendor:	Bid Amount:
P & J Small Engines                      RECOMMENDED Grasshopper model 328 Briggs & Stratton engine (delivery 5/2025)	\$11,475.00
P & J Small Engines Grasshopper model 329 Kubota engine (delivery 9/2025)	\$14,450.00

Department: Utilities	
Replacement of Customer Information System, Utility Billing, and Financial Package Software and Hardware. In addition, this package will include building permitting and occupational tax licensing capability. Last system upgrade was in 2012 with Associated Systems, Inc (ASI). Procurement through Sourcewell, single source bid.	
Vendor:	Bid Amount:
Tyler Technologies                      RECOMMENDED Recurring annual fee of \$109,415.00 (will be included in annual budget)	\$134,454.00

- Accepted the budget calendar for fiscal year 2026. The first public hearing for the purpose of obtaining written and oral comments pertaining to the proposed budget will be on Monday, June 2, 2025 prior to the regular meeting at 5:30 p.m. The second public hearing and adoption of the budget will be Monday, June 16, 2025 at 5:30 p.m.
- Accepted the appointments to the Elbert County Library Board of Trustees. The reappointment of Kyle Parham, term to end December 31, 2026 and Pam Allen, term to end December 31, 2027. The appointment of Cynthia Fernandez, term to end December 31, 2026.
- Authorized to close the streets to vehicular traffic near Granite Bowl on Friday, May 23 for Graduation requested by ECCHS.
- Authorized to close the square to vehicular traffic on Saturday, July 19 for the 27<sup>th</sup> Annual Elberton Cruise-In & Classic Car Show requested by Main Street Elberton.
- Authorized to grant a waiver for the special event for open container consumption of alcoholic beverages on the public square for the 27<sup>th</sup> Annual Elberton Cruise-in & Classic Car Show.
- Authorized to close the fountain end square to vehicular traffic on Tuesday, July 29 for the Christmas in July requested by Main Street Elberton.

City Manager Eavenson provided the following reports in the packets:

- Financial Report ending March 31, 2025.
- MEAG Power memorandum. City Manager Eavenson presented a memorandum from MEAG Power to extend power sales to the City of Robertsdale, Alabama. He recommended the authorizing the extension. Council Member Parham motioned to authorize the extension, seconded by Council Member Prince and the motion passed unanimously (Butler, Burton, Colquitt, Prince, Parham).
- Monthly departmental report, as follows:

**HUMAN RESOURCES:**

The department is working with Elbert Memorial Hospital to hold a Health Fair at the Elberton Fire Department on May 21<sup>st</sup> for all city employees. The health fair will offer free screenings for staff as well as provide information on preventative options.

Open enrollment is being held in May for the city’s group medical coverage plan.

**CITY CLERK:**

The department continues to collect delinquent business license renewals for calendar year 2025. The due date for business licenses was March 31.

**FIRE DEPARTMENT:**

In April the Fire Department responded to 43 alarm calls. The department also issued 2 burn permits.

Training efforts included 609 hours of in-house training, 72 hours of training center usage; 16 hours were utilized by Elbert County Fire, and 26 hours of out-of-station training.

Building Fires	1
Wildland Fire	1
Medical Assists	24
Vehicle Accidents	4
Gas Leaks	2
Power Line Down	1
Aircraft Standbys	1
Smoke Removals	3
False Alarms	6
Total	43

**BUILDING INSPECTIONS:**

	Permits Issued	Inspections
Electrical	4	5
Plumbing	2	8
Building	7	4
Land Disturbance	1	2
Demolition	1	2
Mechanical	3	3
Roof	1	0
Total	19	24

**POLICE DEPARTMENT:**

The Elberton Police Department released their monthly activity for the month of **March 2025**. The department recorded:

- 771 Calls for Service
- 210 Vehicle Traffic Stops
- 69 Incident Reports were filed
- 177 City Court cases made
- 14 Traffic accidents were investigated
- 51 People were arrested for various charges
- 7 Person was arrested for Driving under the Influence
- 69 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 **March 2025** are as follows:

	<u>March</u>	<u>February</u>
Kidnapping:	0	1
Rape Offenses:	0	0
Robbery:	0	0
Assault:	9	6
Arson:	0	1
Burglary:	2	2
Larceny/Theft:	5	5
Motor Vehicle Theft:	0	0
Counterfeiting/Forgery	1	1
Fraud Offenses:	3	0
Stolen Property Offenses:	0	0
Destruction/ Damage/ Vandalism:	2	7
Drug Offenses:	6	9
Weapons Violations:	1	0
Animal Cruelty:	0	0
Sex Offenses:	0	0
Prostitution Offenses:	0	0

**WATER & SEWER:**

The crews installed a new two-inch High-Density Polyethylene (HDPE) water main on Elbert Street between Locklin Street and Willow Street. After disinfecting the new water main, the crews removed services from the old galvanized water main and connected the services to the new HDPE water main. The crews then cut water off to the old problematic two-inch water main. The crews repaired water leaks at 204 South Tusten Street and 966 Elbert Street. The crews raised water valve boxes on Ohio, Arnold, Fountain, and Mill Streets for paving. The crews cut grass at all water tanks and pump stations in the water system.

The crews cleaned and inspected sewer mains and laterals on Brewers Bridge Road, Harmony Plaza, and Carey Street. The crews cut grass at all lift stations in the system. The crews raised manholes on Ohio, Arnold, Fountain, and Mill Streets for paving. The crews made repairs to the conveyor belt at the Fortson Creek Belt Press.

The crews repaired a leak on the caustic fill line at the Filter Plant. The number five high-service pump was removed to repair a warranty issue. The crews cut grass at the Filter Plant.

The splash pad construction continues to progress. The city’s water/sewer crews installed a six-inch sewer tap and lateral for the tank drain. The city's electrical crews installed conduit for power and fiber. Contractors have installed the 5,000-gallon tank and piping for the splash pad features.

**ELECTRIC:**

- Replaced a pole and added one on Lake Forest Drive due to a new home being built.
- Replaced and removed eight old poles on the Calhoun Falls Hwy.
- Installed conduit at the Splash Pad.
- Installed a new bank at the Ritz Pawton Doggy Daycare.
- Installed a new pole on Forest Avenue.
- Installed culverts on the Calhoun Falls Hwy to allow easier access to poles.
- Replaced four poles on Poplar Springs Road.

**GAS:**

- Work continues on the Limo road poultry farms to install two inch gas line from the main to each meter set at each farm.

- Performed atmospheric corrosion inspection and routine maintenance on customer regulator stations and meter sets.
- Removed services at 1536 Calhoun Falls Highway, 1426 Lexington Highway and 2151 Bowman Hwy.
- Harrison & Harrison contractors are nearing completion of directional boring of seven thousand feet of four inch pipe on Brewers Bridge Rd. This line will serve the poultry farms on Brewers Bridge road and also provide a redundant feed to the Bowman Hwy line.

**PUBLIC WORKS:**

- The Heard Street/First Baptist Church project is underway. About 80 feet of curbing has been completed and about 40 feet of sidewalk is complete.
- Mill Street, Fountain Street, Arnold Street, and Ohio Street paving is complete. Rhodes Drive will be completed next. The striping of each street also remains to be completed.

**ELBERT THEATRE & ELBERTON ARTS CENTER:**

There have been 30 events at the Elbert Theatre & Arts Center from March 28, 2025-April 24, 2025 including the City’s Planning Session; *Last Supper, The Day the Earth Blew Up & The King of Kings* movies; Encore Productions’ *Angel Street* rehearsals; the Savannah Water Council’s business meeting; the Elbert Theatre Foundation’s paint class; Elbert County Comprehensive High School’s Special Education class tour.

Approximately 661 patrons have visited the Elbert Theatre & Elberton Arts Center between March 28, 2025-April 24, 2025.

**MAIN STREET ELBERTON:**

Thursday, April 17, Main Street held its 5<sup>th</sup> Annual Eggstravaganza on the downtown square. We had a great turnout with over 200 kids in attendance. We had food trucks, photo spots, kid’s activities and pictures with the Easter bunny.

Main Street will kick off our First Friday concert series on Friday, May 2. Music will be provided by Lara Smith and her band Local Honey. We have partnered with the hospital foundation again this year to help promote the annual Duck Derby.

Main Street’s downtown farmer’s market kicked off on Wednesday, April 3. The market is held in the center of the downtown square.

**ELBERT HOTEL AND QUARRY:**

- The hotel was host to multiple groups coming in for golf throughout the month, along with the Georgia Court of Appeals, and from Germany, the Phoenix Bike Tour Group.
- The Quarry participated in the Main Street’s Eggstravaganza, hosted Easter Brunch, provided lunch for MEAG visitors, catered a reception for the Georgia Court of Appeals, and catered dinner for Phoenix Bike Tour group (Germany).
- Planning for upcoming May events including, Mother's Day Brunch, Mom & Me paint class, First Friday concert on the square.

The latest occupancy statistics are as follows:

	<u>FY21</u>	<u>FY22</u>	<u>FY 23</u>	<u>FY24</u>	<u>FY25</u>
July	31.4%	39.4%	23.8%	40.4%	62.8%
August	33.9%	40.0%	37.2%	47.0%	41.3%
September	31.5%	40.1%	48.0%	46.7%	55.3%
October	34.0%	46.7%	53.9%	55.3%	65.8%

November	31.5%	49.0%	53.6%	58.0%	44.8%
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%	
June	38.5%	41.5%	39.8%	50.8%	
AVERAGE	33.2%	41.1%	45.6%	46.5%	

City Attorney Jenkins stated he continued to work on dilapidated housing properties list.

Matters to be presented by Council. Council Member Prince stated that Elbert County is part of the UGA Archway Partnership Program this year and the Steering Committee attended the Connected Resilient Communities (CRC) training that was held April 30, 2025.

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