

**CITY OF ELBERTON**  
**REGULAR MEETING OF THE MAYOR AND COUNCIL**  
Monday, November 3, 2025 – 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, November 3, 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.

Before moving on to the next agenda item, Mayor Graves took a minute to share some joyful news. Devan and Matt Seawright, both valuable members of the City of Elberton team, welcomed a new baby, Whitley Ann, into their family last week. On behalf of the City Council, Mayor Graves extended heartfelt congratulations and best wishes.

Council Member Burton motioned to approve the minutes of the October 6 meeting, seconded by Council Member Parham, and the motion passed unanimously (Butler, Burton, Colquitt, Prince, Parham).

There were no scheduled speakers from the floor.

Council Member Butler introduced a Resolution authorizing the execution of a Power Sales Agreement with MEAG Power, as follows:

**RESOLUTION**

**A RESOLUTION OF THE CITY OF ELBERTON, GEORGIA, AUTHORIZING THE EXECUTION OF A POWER SALES AGREEMENT TO SELL EXCESS RESERVE CAPACITY TO THE CITY OF LAWRENCEVILLE, GEORGIA, THROUGH THE MUNICIPAL ELECTRIC AUTHORITY OF GEORGIA; TO AUTHORIZE THE CITY MANAGER AND OTHER OFFICERS TO EXECUTE RELATED DOCUMENTS; TO REPEAL CONFLICTING RESOLUTIONS; AND FOR OTHER PURPOSES.**

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**WHEREAS**, the City of Elberton, Georgia (the “City”) is a Participant in the power supply system of the Municipal Electric Authority of Georgia (“MEAG Power”); and

**WHEREAS**, pursuant to its Power Sales Contract with MEAG Power, the City has an allocated entitlement to electric power and energy; and

**WHEREAS**, the City has determined that it has electric capacity and energy in excess of its current and future projected needs (the “Excess Capacity”); and

**WHEREAS**, MEAG Power has arranged for the sale of a portion of the City’s Excess Capacity to the City of Lawrenceville, Georgia (the “Excess Power Sales Agreement”), to be executed by MEAG Power on behalf of the City; and

**WHEREAS**, the Mayor and Council of the City of Elberton have reviewed the terms of the Excess Power Sales Agreement and have determined that such agreement is in the best interest of the City and its citizens.

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

**Section 1.** That the Mayor, City Manager and the City Clerk are hereby authorized and directed to execute the Excess Power Sales Agreement with MEAG Power, acting on behalf of the City, for the sale of Excess Capacity to the City of Lawrenceville. The terms and conditions shall be substantially in the form presented to the Mayor and Council.

**Section 2.** That the Mayor, City Manager and the City Clerk are hereby authorized to execute any and all other documents, instruments, and certifications as may be necessary or appropriate to effectuate the purposes of this Resolution.

**Section 3.** That this Resolution shall take effective immediately upon its adoption.

**Section 4.** That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

**SO RESOLVED** this 3<sup>rd</sup> day of November, 2025.

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 it passed unanimously (Butler, Burton, Colquitt, Parham, Prince).

Council Member Parham introduced a Resolution adopting a records management plan, as follows:

### **RESOLUTION**

#### **A RESOLUTION OF THE CITY OF ELBERTON, GEORGIA, ADOPTING A RECORDS MANAGEMENT PLAN AND ADHERING TO THE GEORGIA RECORDS RETENTION AND DISPOSITION SCHEDULE.**

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**WHEREAS**, the Georgia Records Act, O.C.G.A. 50-18-90 et seq., requires local governmental bodies to adopt a records management plan and a records retention schedule; and

**WHEREAS**, the State of Georgia Department of Archives and History has published Local Government Records Retention Schedules to serve as the official standard for the minimum retention periods of records; and

**WHEREAS**, the City of Elberton desires to comply with its legal obligations by formally adopting the most current official schedules published by the Georgia Archives.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of Elberton as follows:

**Section 1. Adoption of Records Management Plan.**

The City of Elberton hereby adopts a Records Management Plan in accordance with the provisions of the Georgia Records Act.

**Section 2. Designation of Records Officer.**

The title of the officer responsible and coordinating all records management matters for the City of Elberton shall be the City Clerk.

**Section 3. Adoption of Retention Schedule.**

The City of Elberton hereby adopts the State of Georgia's Local Government Records Retention and Disposition Schedules, including any future amendments, as the official retention schedule for the records of the City of Elberton. These schedules can be accessed on the Georgia Archives website at [www.georgiaarchives.org](http://www.georgiaarchives.org).

**Section 4. Notification to the State.**

The City of Elberton shall ensure that a copy of this resolution is submitted to the appropriate state office within seven days of its adoption, as required by the Georgia Records Act.

**Section 5. Effective Date.**

This resolution shall take effect immediately upon its adoption.

**SO RESOLVED** this 3<sup>rd</sup> day of November, 2025.

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

Council Member Butler introduced a Resolution to accept a donation of .32 acres of property, as follows:

**RESOLUTION**

**A RESOLUTION OF THE CITY OF ELBERTON, GEORGIA TO ACCEPT A DONATION OF 0.32 ACRE OF PROPERTY; AND FOR OTHER PURPOSES**

**WHEREAS**, the City of Elberton, Georgia, is authorized under O.C.G.A. 36-37-2 to accept donations of real and personal property; and

**WHEREAS**, William D. Fortson, Jr. has offered to donate to the City certain property located across from the City Utilities property on N. McIntosh Street, further described as Elbert County Parcel E18 008 consisting of .32 acre; and

**WHEREAS**, the governing body has reviewed the proposed donation and determined that it is in the best interest of the City and its citizens to accept this gift: and

**WHEREAS**, the City Attorney has determined that there is no burdensome conditions attached to the donation that would hinder the City’s intended use of the property.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of Elberton that:

- 1. The City of Elberton hereby approves and accepts the donation of the above-described property from William D. Fortson, Jr.
- 2. The Mayor, City Manager, and other designated officials are hereby authorized to execute any and all documents necessary to complete the transfer of the property including the Deed of Donation and any other required legal forms.
- 3. The City Attorney is hereby authorized to approve the form and substance of all documents related to this donation.
- 4. All acts and doings of the City officials in furtherance of this donation are hereby approved and confirmed.

SO RESOLVED this 3<sup>rd</sup> day of November, 2025

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 it passed unanimously (Butler, Burton, Colquitt, Parham, Prince).

Council Member Parham placed Ordinance 2229 on first reading to amend the comprehensive zoning map, as follows:

**ORDINANCE 2229**

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

City Manager Eavenson read the Ordinance in its entirety.

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

- 1. Approved the calendar of regular meeting dates for the Mayor and Council for 2026.

Monday, January 5	Monday, February 2
Monday, March 2	Monday, April 6
Monday, May 4	Monday, June 1
Monday, July 6	Monday, August 3
Monday, September 14	Monday, October 5
Monday, November 2	Monday, December 7

2. Approved the calendar of holidays for 2026.

Date	Day of the Week	Holiday Name
January 1	Thursday	New Year’s Day
January 19	Monday	Martin Luther King, Jr. Day
April 3	Friday	Good Friday
May 25	Monday	Memorial Day
June 19	Friday	Juneteenth
July 3	Friday	Independence Day
September 7	Monday	Labor Day
November 11	Wednesday	Veterans Day
November 26	Thursday	Thanksgiving Day
November 27	Friday	Day after Thanksgiving
December 24	Thursday	Christmas Eve
December 25	Friday	Christmas Day

3. Accepted the minutes, recommendations, and decisions of the Elberton Planning Commission meeting of October 20, 2025.
4. Accepted the minutes of the Elberton Historic Preservation Commission meeting of October 20, 2025.

Mayor Graves stated that he overlooked Mr. Tyler Taylor, the CEO of Elbert Memorial Hospital (EMH), who had requested to provide an update to Council with regard to the potential development of a new hospital facility. Council Member Prince motioned to hear Mr. Taylor, seconded by Council Member Burton and the motion passed unanimously (Butler, Burton, Colquitt, Parham, Prince). Mr. Taylor stated that the Hospital Authority was considering whether to build a new hospital or conduct major renovations. He closed by emphasizing the need for community support and investment, urging citizens to use local healthcare services to ensure the hospital’s financial strength and viability for future projects.

City Manager Eavenson provided the following reports in the packets:

1. Financial Report ending September 30, 2025.
2. Monthly departmental report, as follows:

**CITY CLERK:**

Senate Bill 199 passed during the 2025 legislative session. The bill will bring changes to the filing requirements and use of the Georgia Campaign Finance System (GCFS). Currently, municipal clerks are required to upload local reports. This change will streamline the process by making the online system the single destination for all filings. The new online e-filing system will begin January 1, 2027. However, local filing officers will be required to register for the new online system in early 2026.

Alcohol license renewals are due by November 15 for the upcoming year, and all licenses will expire on December 31. The Georgia Department of Revenue has centralized the renewal process through the Georgia Tax Center (GTC), which requires local and state licenses to be renewed online. However, local alcohol license’s still must be paid to the City not through the GTC portal.

The department has submitted the Tree City USA application for the 20<sup>th</sup> year in a row. If awarded, the designation serves to celebrate a long-term commitment to urban forestry, demonstrate sustained excellence in tree management, and reinforce a tradition of environmental stewardship.

**HUMAN RESOURCES:**

Vincent Scott with the Georgia Municipal Association (GMA) Local Government Risk Management Services (LGRMS) will be conducting a member survey visit of the city’s operations to identify potential safety hazards and liability exposures. The primary goal is to help the city reduce accidents and claims related to employee injuries and public liability. Proactively addressing risks is the most effective way to control insurance costs.

**BUILDING INSPECTIONS:**

- Waffle House plans has been approved for construction at 411 Heard Street.
- There are two apartments being constructed at 344 Mill Street.
- The department is waiting on the renovation plans for Oak Lane Apartments located at 344 Martin Luther King, Jr. Blvd.
- 135 E. Railroad Street is being added to the dilapidated property listing. The owner of the property is Wade Mielitz.

Permits	Permits Issued	Inspections
Electrical	3	10
Plumbing	3	5
Building	4	18
Land Disturbance	1	2
Sign	1	1
Demolition	1	1
Mechanical	1	5
Roof	3	1
Pool	0	0
TOTAL	17	43

**FIRE DEPARTMENT:**

The new roof was installed and the LED light fixtures were changed out this month at the fire department.

In October 2025, the department responded to 37 alarm calls and issued zero burn permits.

Training efforts included 430 hours of in-house training; 120 hours of training center usage; 24 hours were utilized by a joint exercise by city and county fire; and zero hours of out-of-station training.

ALARM CALL BREAKDOWN	REPORTED
Grass Fire	1
Medical Assists	23
Aircraft Standbys	4
Vehicle Accidents	4
Service Calls	2
False Alarms	3
Total	37

**POLICE DEPARTMENT:**

The department released the monthly activity for the month of **September 2025**, as follows:

863

Calls for Service

351

Vehicle Traffic Stops

87

Incident Reports were filed

279

City Court cases made

17

Traffic accidents were investigated

55

People were arrested for various charges

1

Person was arrested for Driving under the Influence

35

Department Training Hours

The Group A crimes of the (NIBRS) National Incident Based Reporting System are sent to the FBI on a monthly basis, as follows:

Group A Crimes	<u>Sept</u>	<u>August</u>
Kidnapping:	0	0
Rape Offenses:	0	0
Robbery:	2	1
Assault:	18	14
Arson:	1	0
Burglary:	0	1
Larceny/Theft:	9	8
Motor Vehicle Theft:	1	1
Counterfeiting/Forgery	2	0
Fraud Offenses:	5	0
Stolen Property Offenses:	1	1
Destruction/ Damage/ Vandalism:	4	7
Drug Offenses:	5	5
Weapons Violations:	2	1
Animal Cruelty:	0	0
Sex Offenses:	0	0
Prostitution Offenses:	0	0

**WATER & SEWER:**

The crews repaired water leaks on Country Club Road, Wildwood Circle, Calhoun Falls Highway, and Melody Lane. The crews asphalted utility cuts. The crews cut grass at all tanks and pump stations in the water system. The crews winterized the Splash Island.

The crews cleaned and inspected the sewer laterals and mains on Mill Street, Old Middleton Road, Burke Street, West Clairmont Avenue, Lake Forest Drive, and East Church Street. The crews pulled and cleaned pumps at the motel lift station. The crews cut grass at all lift stations in the system.

The crews pulled and replaced the #2 RAS pump at the Falling Creek Treatment Plant. The crews made repairs to the helisieve basket at the Fortson Creek Treatment Plant.

The crews installed a new potassium pump and a new chlorine pump at the Filter Plant. The crews cut the grass at the Filter Plant. The crews ran the filter plant belt press.

**Clearwell Piping Project**

Allsouth Constructors, Inc. began construction at the filter plant on October 15, 2025. The contractors have mobilized equipment and materials. They have removed the granite steps from the front entrance and the concrete from beneath the steps. The original granite steps will be reinstalled once construction has finished.

**ELECTRIC:**

- Installed 20 new poles on Washington Highway and pulled 15 poles
- Changed out broken pole behind Hick’s Funeral home
- Installed a new pole and underground service on Golf Course road to a new residence
- Re-routed a line on the Washington hwy
- Installed 2 new poles on Tate street
- Set a pole and activated two new services on Mill street
- Changed out a broken pole on River road
- Set a new pole on Ruckersville road due to a service being low

**GAS:**

- Installed two inch main line into Brewers Mill Road chicken houses and installed meter set.
- Built high pressure gas tap, main and regulator station to tie into Brewers Mill Road.
- Welded high pressure gas tap for Limo Road.

- High pressure gas taps have been completed by third party contractor to make new gas mains at Limo Road and Brewers Mill Road active.
- Leak survey was conducted by Surview Field Services over the course of seven days, no underground leaks were indicated.
- BRB right of way crew has completed cutting the Hartwell Highway gas main ROW and is nearing completion of the Bowman Highway gas main ROW

#### **PUBLIC WORKS:**

- Repaired a pot holes on Burke Street, Harmony Plaza, and McDonough Street.
- Conducted preventative maintenance by cleaning out the gutters on Jones Street.
- Repaired holes at the walking trail.
- Repaired stop sign at Lincoln Avenue and Mill Street.
- Worked to repair and establish new grass in Lincoln Heights Cemetery
- Cleaned out the catch basins to remove debris, silt, and other blockage to restore function.
- Annual sprinkler inspections were conducted for the Downtown Development Authority's properties downtown.

#### **MAIN STREET ELBERTON:**

Main Street has been hard preparing the square for the upcoming fall months and the downtown events. Several new selfie spots are being built and painted to help attract visitors to the downtown area.

Main Street has once again partnered with the middle/high school BETA program for the upcoming trunk-or-treat Skelebration to be held on the downtown square on Friday, October 31<sup>st</sup> 4pm-6pm.

The 25<sup>th</sup> Annual Granite City Fall Festival will be held on Saturday, November 1<sup>st</sup> 9am-3pm. There will be tons of vendors for this event. We are extremely excited for this year's festival with the addition of our first annual tractor show being added to the event.

Next month we will kick off our 12 Days of Christmas Cash leading up to our annual Candle Light Shop Night. We currently have local vendors signing up for this event and are anticipating a great turn out.

Main Street participated in its monthly online training held on Thursday, October 16<sup>th</sup>. We have several other training opportunities on the calendar in the upcoming months.

#### **ELBERT THEATRE & ELBERTON ARTS CENTER:**

There have been 38 events at the Elbert Theatre & Arts Center from September 26, 2025-October 23, 2025 including Encore Productions' *Kong's Night Out* performances, *Beetlejuice Jr* rehearsals and *Tuna Christmas* auditions & rehearsals; the Elbert Theatre Foundation's paint class; the *Downton Abbey*, *Senior* and *Gabby's Dollhouse* movies; Carnesville Elementary movie field trip; Gas Authority's fall meeting and Advantage Behavioral movie field trip.

Approximately 567 patrons have visited the Elbert Theatre & Elberton Arts Center between September 26, 2025-October 23, 2025.

There have been two rentals quoted and zero confirmed during this period.

#### **ELBERT HOTEL AND QUARRY:**

##### **Quarry:**

- Hosted and catered Rob Leverett's reception for the Georgia State House of Representatives Campaign.
- Catered lunch for the Elbert County Comprehensive High School Class of 1965. There were sixty guests in attendance.
- Celebrated the Halloween Season with Ghouls Night Out, offering "charBOOterie" boards and music bingo. The event was well received.

**Hotel:**

- Hosted a tour consisting of approximately 25 students with the Elbert County Comprehensive High School Career, Technical and Education Leadership group.
- Hosted Matthew's Granite Company Sales Summit over a three day period.
- Accommodated members with the Elbert County Comprehensive High School Class of 1969 during their class reunion.
- Provided lodging for numerous guests with Elberton Granite Association's monument builders workshop.
- The latest occupancy statistics are 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%	
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%	44.3%	
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 that he is continuing to work with property heirs to encourage maintenance of the property rather than demolition.

Mayor Graves announced that the Elbert County JROTC Mixed Raider Team placed first in the nation for the Rope Bridge event at the national competition that took place on Sunday, November 2, 2025.

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