

ELLIJAY CITY HALL

OCTOBER 20, 2025

5:30

WORKSHOP

**Audit Presentation by
R L Jennings and Associates**

6:00

REGULAR MEETING

Call to Order

Prayer and Pledge of Allegiance

Approval of Agenda

Approval of Minutes for September Meeting

Approval of September Financial Statement

Staff Reports

Citizen Input

National School Safety Week Recognitions – Councilman Griffith

OLD BUSINESS

Review and Action – Request For Change, Reestablishment Or Enlargement Of A Nonconforming Use Or The Enlargement, Rebuilding, Alteration, Repair Or Replacement Of A Nonconforming Structure, 83 Kell Street

NEW BUSINESS

Review and Action – Acceptance of 2024 Audit

Review and Action – A Resolution To Adopt The Updated Community Work Program And Capital Improvements Element For Gilmer County And The Cities Of Ellijay And East Ellijay

Review and Action – Resolution To Adopt the Fiscal Year 2026 Budget for Each Fund of the City of Ellijay, Georgia, Appropriating the Amounts Shown in Each Budget as Expenditures/Expenses, Adopting the Several Items of Revenue Anticipations, and Prohibiting Expenditures or Expenses From Exceeding the Actual Funding Available

Review and Action – 2025 Millage Rate

Executive Session – Personnel, Pending Litigation, Land Acquisition

Adjourn

Mayors Report

- The request for change, reestablishment or enlargement of a nonconforming use or the enlargement, rebuilding, alteration, repair or replacement of a nonconforming structure, 83 Kell Street that was postponed at last months meeting is on the agenda for review and action. A representative of the property owner will be at Monday's meeting to respond to questions you may have. A copy of the ordinance pertaining to the request along with a recommendation letter from the Planning Commission is included in your packet for review.
- A representative from RL Jennings and Associates will be at Monday's workshop to present the 2024 audit. Acceptance of the audit is on the agenda for action.
- The updated community work program and capital improvements element for Gilmer County and the cities of Ellijay and East Ellijay has been reviewed and approved for adoption. An adoption resolution is included in your packet for review and is on the agenda for action.
- A resolution to adopt the 2026 budget is included in your packet for review and is on the agenda for action. Action will also be needed to set the 2025 millage rate of 1.718.

**City of Ellijay
September 15, 2025**

**Workshop
5:30pm
Audit Presentation by
R L Jennings and Associates
Postponed**

**Employee Health Insurance
Presentation by MSI Benefits-Tommy Hayes presented
the renewal for the Employee Health Insurance.**

**Regular Meeting
Started at 6:00pm ended at 6:30pm**

Council Meeting Called to Order:

Welcome - Mayor Al Hoyle welcomed everyone to the meeting.

Prayer- Prayer was given by Benjamin West

Pledge- Mayor Al Hoyle led the Pledge of Allegiance.

Attendance:

Al Hoyle, Mayor - Present

Claudia Penland, Mayor Pro-Tem - Present

Tom Crawford, Councilmember - Present

Al Fuller, Councilmember - Present

Kevin Pritchett, Councilmember - Absent

Thomas Griffith, Councilmember-Present

Kayann Hayden West, City Attorney - Present

Edward Lacey, Police Chief-Present

Lori Pierce, City Clerk-Present

Andrew Mathis, Code Enforcement - Present

Dustin Harper, Fire Chief - Present

Approval of Agenda:

Mayor Pro Tem Claudia Penland made a motion to approve the amended agenda for the September meeting. With the postponement of the 2024 Audit and the Request for Change, Reestablishment Or Enlargement of a Nonconforming Use or the Enlargement, Rebuilding, Alteration, Repair or Replacement of a Nonconforming Structure, 83 Kell Street. Councilmember Kevin Pritchett seconded the motion. All approved. Councilmember Tom Crawford seconded the motion. All approved.

Approval of Minutes:

Councilmember Al Fuller made a motion to approve the minutes for the August Meeting. Councilmember Thomas Griffith seconded the motion. All approved.

Approval of Financial Statements:

Councilmember Thomas Griffith made a motion to approve the August Financial Statement. Mayor Pro Tem Claudia Penland seconded the motion. All approved.

Staff Reports:

The Mayor introduced our new Fire Chief Dustin Harper who was attending his first council meeting. Chief Harper stated that they had been out in the city testing fire hydrants, making pre plans and they would continue being out there testing the hoses and if anyone needed anything just let him know.

Citizen Input:

Andrea Carver asked for an update on the concerns that she presented at last month's meeting on the intersection of Legion Rd. and Hwy.5 South. Chief Lacey reported that they have been working with the school in making alterations to the school patterns to get the traffic off the roadway at that intersection more quickly. Carver also asked about the changing of the speed limits during school hour. Chief Lacey said the signs have been ordered. He suggested that parents contact State Legislators to get the driving age changed to 18 which would make all our intersections safer. Carver also asked if Legion Road was still right turn only. Councilmember Thomas Griffith stated that was correct that Legion Road was a right turn only during school hours.

New Business:

Review and Action - Acceptance of 2024 Audit - Postponed

Review and Action - Request for Change, Reestablishment Or Enlargement of a Nonconforming Use or the Enlargement, Rebuilding, Alteration, Repair or Replacement of a Nonconforming Structure, 83 Kell Street - Postponed

Review and Action - Encroachment In To City Right Of Way For Purposes Of Installing Retaining Wall 66 Skyline Drive - Councilmember Tom Crawford made a motion to approve the Encroachment In To City Right Of Way For Purposes Of Installing Retaining Wall at 66 Skyline Drive. Councilmember Thomas Griffith seconded the motion with discussion. Councilmember Thomas Griffith asked if there were possibly liabilities for the City. City Attorney Kayann Hayden West stated if the city is allowing the encroachments for any type of work, then should anything fail, the city is going to have some kind of responsibility to make sure there is proper maintenance so whatever the city allows him to do becomes city issues. The council agreed that the property owner has a problem that needs taken care of and in order to minimize the liability to the city that yearly inspection to the retaining wall would be required. Councilmember Tom Crawford made a motion to amend the motion to and to approve the Encroachment In To City Right Of Way For Purposes Of Installing Retaining Wall 66 Skyline Drive with yearly inspections by a licensed Engineer at owner's cost perpetually. Councilmember Thomas Griffith seconded the motion. All approved.

Review and Action - A Resolution Authorizing The Transmittal To The Northwest Georgia Regional Commission Of The Updated Capital Improvements Element For Gilmer County And The Cities Of Ellijay And East Ellijay - Councilmember Tom Crawford made a motion to approve the Resolution. Councilmember Al Fuller seconded the motion. All approved.

Review and Action - A Resolution Authorizing The Transmittal To The Georgia Department Of Natural Resources Of A Georgia Outdoor Stewardship Program Grant Application For The Purpose Of Acquiring Property For The Purposes Of Preserving Green Space And Developing A Natural Park - Mayor Pro Tem Claudia Penland made a motion to approve the Resolution. Councilmember Thomas Griffith seconded the motion. All approved.

Review and Action - Employee Health Insurance - Councilmember Thomas Griffith made a motion to renew the Employee Health Insurance with GMA Blue Cross Blue Shield for 2026. Councilmember Tom Crawford seconded the motion. All approved.

Executive Session: Personnel, Land Acquisition, Pending Litigation.

Mayor Pro Tem Claudia Penland made a motion to go into Executive Session at 6:20pm. Councilmember Thomas Griffith seconded the motion. All approved.

Councilmember Tom Crawford made a motion to go out of Executive Session at 6:30pm. Councilmember Al Fuller seconded the motion. All approved.

Adjourn:

Councilmember Thomas Griffith made a motion to adjourn at 6:30pm. Councilmember Al Fuller seconded the motion. All approved.

Lori Pierce/City Clerk

City of Ellijay
Statement of Revenue and Expenditures

Original Budget
For General Fund (100)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number		Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues						
100-0000-00-311100	Real Property Taxes-Current	\$ 0.00	\$ 0.00	\$ 256,466.00	\$ 121,797.86	52.51%
100-0000-00-311200	Real Property Tax-Prior Years	0.00	42.22	0.00	43,560.36	0.00%
100-0000-00-311300	Personal Property Tax-Current	0.00	0.00	55,571.00	7,681.44	86.18%
100-0000-00-311310	Motor Vehicle Tax	0.00	129.43	1,181.00	822.84	30.33%
100-0000-00-311315	TAVT Tax	0.00	6,292.23	80,000.00	58,165.68	27.29%
100-0000-00-311320	Mobile Home Tax	0.00	0.00	150.00	302.24	(101.49%)
100-0000-00-311400	Personal Property-Delinquent	0.00	15.10	1,000.00	9,502.19	(850.22%)
100-0000-00-311600	Intangible Tax	0.00	723.99	15,000.00	10,399.39	30.67%
100-0000-00-311700	Franchise Tax	0.00	0.00	300,000.00	334,040.31	(11.35%)
100-0000-00-311910	Pen/Int-Real Property	0.00	5.07	1,000.00	5,912.94	(491.29%)
100-0000-00-313100	Local Option Sales Tax	0.00	129,864.90	1,300,000.00	1,148,879.99	11.62%
100-0000-00-314200	Alcohol Tax	0.00	17,262.64	140,000.00	135,431.48	3.26%
100-0000-00-316200	Insurance Premium Tax	0.00	0.00	150,000.00	0.00	100.00%
100-0000-00-316300	Financial Institution Tax	0.00	10,897.00	12,000.00	25,611.70	(113.43%)
100-0000-00-316400	Transfer Tax Collections	0.00	401.23	6,500.00	4,913.29	24.41%
100-0000-00-319120	Pen/Int-Personal Property	0.00	0.00	100.00	1,881.69	(1781.69%)
100-0000-00-319400	Collection Fees	0.00	0.00	100.00	1,200.00	(1100.00%)
100-0000-00-319500	Fi Fa	0.00	0.00	300.00	150.00	50.00%
100-0000-00-321110	Licenses-Beer/Wine	0.00	0.00	16,500.00	3,050.00	81.52%
100-0000-00-321111	Game Machines	0.00	0.00	200.00	130.00	35.00%
100-0000-00-321125	Licenses - Wine Tasting Room	0.00	0.00	1,500.00	0.00	100.00%
100-0000-00-321130	Licenses - Distilled Spirits	0.00	0.00	6,000.00	850.00	85.83%
100-0000-00-321131	Brewery	0.00	0.00	1,000.00	2,275.95	(127.60%)
100-0000-00-321400	General Business Licenses	0.00	375.00	50,000.00	29,350.00	41.30%
100-0000-00-321410	Real Estate Licenses	0.00	0.00	500.00	0.00	100.00%
100-0000-00-321420	Insurance Licenses	0.00	0.00	10,000.00	5,150.00	48.50%
100-0000-00-322100	Building Permit Fees	0.00	1,997.40	20,000.00	35,666.99	(78.33%)
100-0000-00-322120	Zoning Request Fees	0.00	0.00	500.00	0.00	100.00%
100-0000-00-322130	Annexation/Deannexation Fee	0.00	0.00	100.00	0.00	100.00%
100-0000-00-322140	Sign Permits	0.00	135.00	800.00	630.00	21.25%
100-0000-00-322150	Soil/Erosion Permits	0.00	0.00	100.00	0.00	100.00%
100-0000-00-322901	Parade Permits	0.00	0.00	0.00	100.00	0.00%
100-0000-00-322902	Special Event Alcohol Fee	0.00	0.00	1,500.00	300.00	80.00%
100-0000-00-323100	Business License Penalty	0.00	0.00	500.00	1,932.76	(286.55%)
100-0000-00-333000	Housing Authority Pilot	0.00	0.00	35,000.00	0.00	100.00%
100-0000-00-334310	Dirstct State Grants	0.00	14,600.00	0.00	14,600.00	0.00%
100-0000-00-341400	Printing/Copying Fees	0.00	0.00	50.00	0.00	100.00%
100-0000-00-342120	Police-Accident Reports	0.00	55.00	600.00	692.00	(15.33%)
100-0000-00-342125	Criminal Records Check	0.00	50.00	200.00	492.00	(146.00%)
100-0000-00-351170	Municipal Court Fines	0.00	18,020.48	200,000.00	194,601.70	2.70%
100-0000-00-351172	Parking Tickets	0.00	0.00	200.00	125.00	37.50%
100-0000-00-361000	Interest Income	0.00	37.98	50,000.00	25,283.05	49.43%
100-0000-00-389000	Misc Income	0.00	4.74	100.00	776.64	(676.64%)
100-0000-00-392100	Sale of Fixed Assets	0.00	5,000.00	0.00	5,000.00	0.00%
Total General Fund Revenues		\$ 0.00	\$ 205,909.41	\$ 2,714,718.00	\$ 2,231,259.49	17.81%

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For General Fund (100)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number		Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Expenditures						
100-1100-11-511100	Salaries	\$ 0.00	\$ 1,000.00	\$ 18,000.00	\$ 10,875.00	39.58%
100-1100-11-512200	FICA	0.00	76.50	1,377.00	831.94	39.58%
100-1100-11-523500	Travel Expense	0.00	0.00	9,000.00	100.00	98.89%
100-1100-11-523700	Education & Training	0.00	0.00	3,000.00	0.00	100.00%
100-1500-15-511100	Salaries	0.00	12,520.78	158,000.00	123,852.62	21.61%
100-1500-15-511101	Compensation-Planning and Z	0.00	300.00	2,000.00	1,100.00	45.00%
100-1500-15-512100	Group Insurance	0.00	405.46	40,000.00	33,745.70	15.64%
100-1500-15-512200	FICA	0.00	919.02	12,087.00	9,002.73	25.52%
100-1500-15-512400	GMEBS	0.00	3,874.66	48,525.00	27,122.62	44.11%
100-1500-15-512700	Workers Comp Ins.	0.00	0.00	27,000.00	4,810.00	82.19%
100-1500-15-521100	Accounting & Audit Expense	0.00	0.00	14,000.00	6,000.00	57.14%
100-1500-15-521210	Legal Services	0.00	580.00	5,000.00	3,460.00	30.80%
100-1500-15-521302	Contract Services-USTI & TBS	0.00	0.00	10,500.00	10,159.20	3.25%
100-1500-15-521320	City Website Maintenance	0.00	0.00	3,000.00	972.00	67.60%
100-1500-15-521514	Fi Fa Filing Fees	0.00	0.00	500.00	1,250.00	(150.00%)
100-1500-15-521515	Outside Collection Fees	0.00	0.00	500.00	2,556.80	(411.36%)
100-1500-15-522200	Repairs and Maintenance	0.00	0.00	5,000.00	14,728.38	(194.57%)
100-1500-15-522210	Vehicle Repairs and Maintena	0.00	685.00	500.00	905.40	(81.08%)
100-1500-15-522211	Equip-Repairs and Maintenanc	0.00	0.00	500.00	0.00	100.00%
100-1500-15-523100	Property & Liability Insurance	0.00	5,464.00	22,209.00	18,451.05	16.92%
100-1500-15-523200	Telephone Expense	0.00	1,742.37	12,000.00	9,192.07	23.40%
100-1500-15-523300	Advertising	0.00	0.00	3,000.00	2,278.51	24.05%
100-1500-15-523500	Travel Expenses	0.00	1,203.00	7,000.00	1,764.60	74.79%
100-1500-15-523600	Dues,Fees & Subscriptions	0.00	0.00	3,000.00	867.59	71.08%
100-1500-15-523700	Education & Training	0.00	693.00	6,000.00	2,288.00	61.87%
100-1500-15-523850	Contracted Labor	0.00	400.00	1,000.00	1,200.00	(20.00%)
100-1500-15-531100	Office/Operating Supplies	0.00	678.54	14,000.00	3,719.59	73.43%
100-1500-15-531110	Tires & Tubes	0.00	302.20	500.00	358.20	28.36%
100-1500-15-531130	Postage	0.00	0.00	2,300.00	1,266.26	44.95%
100-1500-15-531190	Misc Expense	0.00	0.00	500.00	704.26	(40.85%)
100-1500-15-531210	Water,Sewer & Garbage Expe	0.00	658.86	6,000.00	4,696.08	21.73%
100-1500-15-531220	Natural Gas Expense	0.00	0.00	6,000.00	2,668.84	55.52%
100-1500-15-531230	Electric Expense	0.00	1,304.26	19,000.00	13,646.86	28.17%
100-1500-15-531270	Vehicle Gas Expense	0.00	94.97	1,000.00	592.06	40.79%
100-1500-15-531700	Other Supplies	0.00	0.00	500.00	0.00	100.00%
100-1500-15-533400	City Code Book Supplement	0.00	0.00	4,000.00	3,356.68	16.08%
100-1500-15-542200	Vehicle Purchases	0.00	0.00	5,000.00	0.00	100.00%
100-1500-15-542300	Furniture & Fixtures	0.00	0.00	500.00	0.00	100.00%
100-1500-15-542400	Computer Equipment	0.00	0.00	1,000.00	0.00	100.00%
100-1500-15-543201	Leased Equipment	0.00	439.26	2,400.00	2,567.45	(6.98%)
100-1500-15-543210	Payroll Administrative Fee	0.00	386.82	4,500.00	3,771.71	16.18%
100-1500-15-571000	Intergovernmental Payments	0.00	0.00	15,000.00	15,000.00	0.00%
100-1500-15-571500	Intergovernmental Payments-	0.00	0.00	19,000.00	9,600.00	49.47%
100-1500-15-572000	Interagency Contributions	0.00	0.00	2,000.00	2,000.00	0.00%
100-1500-15-572100	Fees Paid to GMA	0.00	0.00	2,000.00	0.00	100.00%
100-1500-15-572200	fees Paid to NGRDC	0.00	0.00	0.00	1,938.00	0.00%
100-1500-15-900000	Tax Refunds	0.00	0.00	0.00	1,233.90	0.00%

City of Ellijay
Statement of Revenue and Expenditures

Original Budget
For General Fund (100)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
100-1500-15-900001 Business Licenses Refunds	0.00	0.00	0.00	75.00	0.00%
100-2650-26-511100 Salaries	0.00	0.00	0.00	500.00	0.00%
100-2650-26-521304 Contract Services - Court	0.00	999.80	15,000.00	10,056.58	32.96%
100-2650-26-571000 Monthly Fine Payments	0.00	3,276.58	45,000.00	47,887.27	(6.42%)
100-2650-26-571001 Detention Center Fine Paymen	0.00	1,032.99	15,000.00	12,073.60	19.51%
100-2650-26-571002 Refunds-Court Fines	0.00	0.00	1,000.00	158.00	84.20%
100-2650-26-572600 Fees paid to GA POA&B Fund	0.00	1,146.54	16,000.00	13,861.72	13.36%
100-3200-32-511100 Salaries	0.00	48,953.30	690,000.00	508,448.35	26.31%
100-3200-32-512100 Group Insurance	0.00	1,322.66	120,000.00	105,694.23	11.92%
100-3200-32-512200 FICA	0.00	3,535.08	52,785.00	36,801.19	30.28%
100-3200-32-512402 Peace Officers Retirement	0.00	560.00	3,900.00	2,730.00	30.00%
100-3200-32-522200 Repairs and Maintenance	0.00	142.50	1,000.00	831.00	16.90%
100-3200-32-522210 Vehicle Repairs and Maintena	0.00	984.30	16,000.00	18,164.48	(13.53%)
100-3200-32-523100 Property/Liability Ins	0.00	8,390.00	26,348.00	23,367.00	11.31%
100-3200-32-523200 Telephone Expense	0.00	1,476.69	9,500.00	8,950.23	5.79%
100-3200-32-523500 Travel expenses	0.00	0.00	1,400.00	865.49	38.18%
100-3200-32-523600 Dues,Fees and Subscriptions	0.00	0.00	500.00	285.00	43.00%
100-3200-32-523700 Education & Training	0.00	0.00	1,500.00	231.00	84.60%
100-3200-32-523850 Contracted Labor	0.00	300.00	0.00	1,350.00	0.00%
100-3200-32-531100 Office/Operating Supplies	0.00	620.23	8,500.00	3,896.03	54.16%
100-3200-32-531110 Tires and Tubes	0.00	0.00	6,000.00	3,166.84	47.22%
100-3200-32-531190 Misc. Expense	0.00	0.00	50.00	0.00	100.00%
100-3200-32-531210 Water,Sewer & Garbage Expe	0.00	44.20	600.00	1,027.83	(71.31%)
100-3200-32-531220 Natural Gas Expense	0.00	0.00	1,500.00	934.81	37.68%
100-3200-32-531230 Electric Expense	0.00	416.30	5,000.00	5,043.64	(0.87%)
100-3200-32-531270 Vehicle Gas Expense	0.00	3,672.83	45,000.00	32,818.41	27.07%
100-3200-32-531335 Uniforms	0.00	932.50	7,000.00	6,936.07	0.91%
100-3200-32-531700 Other Supplies	0.00	1,825.00	2,200.00	1,825.00	17.05%
100-3200-32-542200 Vehicle Purchases	0.00	0.00	68,000.00	78,624.03	(15.62%)
100-3200-32-542300 Furniture & Fixtures	0.00	0.00	1,000.00	0.00	100.00%
100-3200-32-542400 Computer Equipment	0.00	0.00	2,000.00	0.00	100.00%
100-3200-32-542500 Other Equipment	0.00	0.00	500.00	5,715.00	(1043.00%)
100-3200-32-543201 Leased Equipment	0.00	0.00	750.00	432.77	42.30%
100-3200-32-543210 Contracted Fee	0.00	165.25	8,800.00	11,481.22	(30.47%)
100-3500-35-511100 Salaries	0.00	27,616.81	501,421.00	278,762.37	44.41%
100-3500-35-512100 Group Insurance	0.00	495.88	85,000.00	39,777.12	53.20%
100-3500-35-512200 FICA	0.00	2,031.42	38,359.00	20,563.65	46.39%
100-3500-35-512403 Firefighters Pension Fund	0.00	50.00	900.00	500.00	44.44%
100-3500-35-512404 Firefighter's Cancer Ins	0.00	0.00	1,800.00	3,431.90	(90.66%)
100-3500-35-522200 Repairs and Maintenance	0.00	392.23	3,000.00	960.15	68.00%
100-3500-35-522210 Vehicle Repairs and Maintena	0.00	516.35	10,000.00	11,054.45	(10.54%)
100-3500-35-522211 Equip-Repairs and Maintenanc	0.00	0.00	8,000.00	5,764.42	27.94%
100-3500-35-523100 Property/Liability Ins.	0.00	3,893.00	10,896.00	11,474.00	(5.30%)
100-3500-35-523200 Telephone Expense	0.00	1,323.42	6,500.00	5,495.06	15.46%
100-3500-35-523500 Travel Expenses	0.00	0.00	1,500.00	957.45	36.17%
100-3500-35-523600 Dues,Fees & Subscriptions	0.00	535.00	1,500.00	535.00	64.33%
100-3500-35-523700 Education & Training	0.00	248.00	1,500.00	995.00	33.67%
100-3500-35-531100 Office Supplies	0.00	0.00	1,500.00	1,795.39	(19.69%)
100-3500-35-531106 First Responder Supplies	0.00	699.70	1,500.00	2,748.60	(83.24%)

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For General Fund (100)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
100-3500-35-531110 Tires and Tubes	0.00	4,489.06	4,000.00	4,489.06	(12.23%)
100-3500-35-531135 Fire Safety Education Supplies	0.00	0.00	1,000.00	0.00	100.00%
100-3500-35-531210 Water,Sewer & Garbage Expe	0.00	79.20	1,000.00	1,272.79	(27.28%)
100-3500-35-531220 Natural Gas Expense	0.00	0.00	2,000.00	969.79	51.51%
100-3500-35-531230 Electric Expense	0.00	416.30	6,000.00	5,258.76	12.35%
100-3500-35-531270 Vehicle Gas Expense	0.00	448.61	7,000.00	3,951.60	43.55%
100-3500-35-531335 Uniforms	0.00	0.00	4,000.00	671.04	83.22%
100-3500-35-531336 Turn Out Gear	0.00	187.04	10,000.00	672.35	93.28%
100-3500-35-531700 Radios and Pagers	0.00	0.00	4,000.00	0.00	100.00%
100-3500-35-542205 Vehicle Purchase - Fire	0.00	0.00	60,000.00	0.00	100.00%
100-3500-35-542300 Furniture & Fixtures	0.00	0.00	2,000.00	0.00	100.00%
100-3500-35-542400 Computer Equipment	0.00	0.00	600.00	0.00	100.00%
100-3500-35-543201 Leased Equipment	0.00	157.54	800.00	696.93	12.88%
100-4200-42-511100 Salaries	0.00	16,035.45	221,000.00	148,096.46	32.99%
100-4200-42-512100 Group Insurance	0.00	502.63	60,000.00	39,138.36	34.77%
100-4200-42-512200 FICA	0.00	1,102.10	16,907.00	10,310.46	39.02%
100-4200-42-522200 Repairs and Maintenance	0.00	942.03	14,000.00	4,694.18	66.47%
100-4200-42-522210 Vehicle Repairs and Maintena	0.00	0.00	5,000.00	1,338.38	73.23%
100-4200-42-522211 Equip-Repairs and Maintenanc	0.00	0.00	5,000.00	13,809.41	(176.19%)
100-4200-42-523100 Property/Liability Ins.	0.00	1,256.00	4,485.00	3,633.25	18.99%
100-4200-42-523200 Telephone Expense	0.00	83.49	1,100.00	782.10	28.90%
100-4200-42-523700 Education & Training	0.00	0.00	500.00	0.00	100.00%
100-4200-42-524260 Street Lights	0.00	7,056.51	80,000.00	66,029.17	17.46%
100-4200-42-524530 Solid Waste Disposal	0.00	0.00	500.00	0.00	100.00%
100-4200-42-531100 Operating Supplies	0.00	1,237.98	10,000.00	8,027.64	19.72%
100-4200-42-531103 Xmas Lights/Banners	0.00	0.00	5,000.00	0.00	100.00%
100-4200-42-531110 Tires and Tubes	0.00	0.00	1,500.00	912.66	39.16%
100-4200-42-531230 Electric Expense	0.00	177.07	0.00	956.09	0.00%
100-4200-42-531270 Vehicle Gas Expense	0.00	286.94	7,000.00	5,211.91	25.54%
100-4200-42-531335 Uniforms	0.00	247.40	4,000.00	2,897.08	27.57%
100-4200-42-534221 Street Maintenance	0.00	0.00	3,000.00	1,921.34	35.96%
100-4200-42-534224 Sidewalk Const/Maint	0.00	0.00	0.00	47.98	0.00%
100-4200-42-542200 Vehicle Purchases	0.00	0.00	15,000.00	0.00	100.00%
100-6200-62-531230 Electric Expense	0.00	0.00	1,200.00	958.14	20.16%
Total General Fund Expenditures	\$ 0.00	\$ 186,032.61	\$ 2,920,699.00	\$ 2,010,427.38	31.17%
 General Fund Excess of Revenues Over Expenditures	 \$ 0.00	 \$ 19,876.80	 \$ (205,981.00)	 \$ 220,832.11	 207.21%

City of Ellijay
Statement of Revenue and Expenditures

Original Budget
For Downtown Development Authority (160)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
160-0000-00-361000 Interest Income	\$ 0.00	\$ 12.36	\$ 80.00	\$ 109.15	(36.44%)
Total Downtown Development Authority Revenues	\$ 0.00	\$ 12.36	\$ 80.00	\$ 109.15	(36.44%)
Expenditures					
160-1600-16-531699 Boardwalk Expense	\$ 0.00	\$ 0.00	\$ 80.00	\$ 0.00	100.00%
Total Downtown Development Authority Expenditures	\$ 0.00	\$ 0.00	\$ 80.00	\$ 0.00	100.00%
Downtown Development Authority Excess of Revenues	\$ 0.00	\$ 12.36	\$ 0.00	\$ 109.15	0.00%

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For Confiscated Assets-Police (210)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
210-0000-00-361000 Interest Income	\$ 0.00	\$ 0.00	\$ 14.00	\$ 0.00	100.00%
Total Confiscated Assets-Police Revenues	\$ 0.00	\$ 0.00	\$ 14.00	\$ 0.00	100.00%
Expenditures					
210-2100-21-522650 Siezed Funds Distribution	\$ 0.00	\$ 0.00	\$ 14.00	\$ 0.00	100.00%
Total Confiscated Assets-Police Expenditures	\$ 0.00	\$ 0.00	\$ 14.00	\$ 0.00	100.00%
Confiscated Assets-Police Excess of Revenues Over Ex	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For Bond Escrow Account (220)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number		Current Budget		Current Actual		Annual Budget		YTD Actual		Remaining Budget %
Revenues										
220-0000-00-313100	Cash Bonds	\$	0.00	\$	2,055.00	\$	50,000.00	\$	57,142.00	(14.28%)
220-0000-00-361000	Interest Income		0.00		11.05		500.00		207.96	58.41%
Total Bond Escrow Account Revenues		\$	0.00	\$	2,066.05	\$	50,500.00	\$	57,349.96	(13.56%)
Expenditures										
220-2200-22-571002	Refunds-Court Fines	\$	0.00	\$	0.00	\$	0.00	\$	1,608.00	0.00%
220-2200-22-613000	Bond-transfer to fine payment		0.00		0.00		50,500.00		0.00	100.00%
220-2200-22-613100	bond - transfer to Superior Co		0.00		0.00		0.00		3,433.00	0.00%
Total Bond Escrow Account Expenditures		\$	0.00	\$	0.00	\$	50,500.00	\$	5,041.00	90.02%
Bond Escrow Account Excess of Revenues Over Expen										
		\$	0.00	\$	2,066.05	\$	0.00	\$	52,308.96	0.00%

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For Automobile Reserve (230)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
230-0000-00-361000 Interest Income	\$ 0.00	\$ 35.52	\$ 300.00	\$ 313.57	(4.52%)
230-0000-00-392100 Sale of Fixed Assets-PD	0.00	0.00	12,000.00	0.00	100.00%
Total Automobile Reserve Revenues	\$ 0.00	\$ 35.52	\$ 12,300.00	\$ 313.57	97.45%
Expenditures					
230-2300-23-542200 Vehicle Purchases - Police	\$ 0.00	\$ 0.00	\$ 27,000.00	\$ 0.00	100.00%
230-3200-32-523901 Fees	0.00	0.00	300.00	0.00	100.00%
Total Automobile Reserve Expenditures	\$ 0.00	\$ 0.00	\$ 27,300.00	\$ 0.00	100.00%
Automobile Reserve Excess of Revenues Over Expendit	\$ 0.00	\$ 35.52	\$ (15,000.00)	\$ 313.57	102.09%

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For ARP (231)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
231-0000-00-361000 Interest Income	\$ 0.00	\$ 77.03	\$ 1,600.00	\$ 1,367.11	14.56%
Total ARP Revenues	\$ 0.00	\$ 77.03	\$ 1,600.00	\$ 1,367.11	14.56%
Expenditures					
231-1500-15-611000 unallocated Grant Funds	\$ 0.00	\$ 0.00	\$ 1,600.00	\$ 0.00	100.00%
Total ARP Expenditures	\$ 0.00	\$ 0.00	\$ 1,600.00	\$ 0.00	100.00%
ARP Excess of Revenues Over Expenditures	\$ 0.00	\$ 77.03	\$ 0.00	\$ 1,367.11	0.00%

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For Technology Surcharge Fund (240)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
240-0000-00-351173 Technology Surcharge	\$ 0.00	\$ 1,854.52	\$ 5,500.00	\$ 11,640.00	(111.64%)
240-0000-00-361000 Interest Income	0.00	36.55	200.00	260.72	(30.36%)
Total Technology Surcharge Fund Revenues	\$ 0.00	\$ 1,891.07	\$ 5,700.00	\$ 11,900.72	(108.78%)
Expenditures					
240-2650-26-521304 Contract Services - Court	\$ 0.00	\$ 1,500.00	\$ 0.00	\$ 6,000.00	0.00%
240-3200-32-531100 Office/Operating Supplies	0.00	0.00	9,200.00	0.00	100.00%
240-3200-32-542400 Capital Outlay-Computer Equi	0.00	0.00	5,500.00	0.00	100.00%
Total Technology Surcharge Fund Expenditures	\$ 0.00	\$ 1,500.00	\$ 14,700.00	\$ 6,000.00	59.18%
Technology Surcharge Fund Excess of Revenues Over	\$ 0.00	\$ 391.07	\$ (9,000.00)	\$ 5,900.72	165.56%

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For Multiple Grant Fund (250)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
250-0000-00-334310 Direct State Grants	\$ 0.00	\$ 0.00	\$ 47,000.00	\$ 115,685.45	(146.14%)
250-0000-00-361000 Interest Income	0.00	119.37	1,400.00	949.83	32.16%
Total Multiple Grant Fund Revenues	\$ 0.00	\$ 119.37	\$ 48,400.00	\$ 116,635.28	(140.98%)
Expenditures					
250-2500-25-531190 Misc Expense	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,565.00	0.00%
250-2500-25-541300 FY 2018 LMIG	0.00	0.00	48,400.00	108,434.40	(124.04%)
Total Multiple Grant Fund Expenditures	\$ 0.00	\$ 0.00	\$ 48,400.00	\$ 109,999.40	(127.27%)
Multiple Grant Fund Excess of Revenues Over Expendit	\$ 0.00	\$ 119.37	\$ 0.00	\$ 6,635.88	0.00%

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For Hotel/Motel Fund (275)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
275-0000-00-314100 Hotel/Motel Tax	\$ 0.00	\$ 3,350.31	\$ 55,000.00	\$ 37,786.19	31.30%
275-0000-00-361000 Interest Income	0.00	202.20	1,500.00	1,795.39	(19.69%)
Total Hotel/Motel Fund Revenues	\$ 0.00	\$ 3,552.51	\$ 56,500.00	\$ 39,581.58	29.94%
Expenditures					
275-1500-15-572500 Fees paid to Chamber of Com	\$ 0.00	\$ 1,407.69	\$ 41,500.00	\$ 16,091.62	61.23%
275-2750-27-531102 Fireworks	0.00	0.00	15,000.00	20,000.00	(33.33%)
275-2750-27-531190 Misc Expense	0.00	80.60	0.00	80.60	0.00%
Total Hotel/Motel Fund Expenditures	\$ 0.00	\$ 1,488.29	\$ 56,500.00	\$ 36,172.22	35.98%
Hotel/Motel Fund Excess of Revenues Over Expenditure	\$ 0.00	\$ 2,064.22	\$ 0.00	\$ 3,409.36	0.00%

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For Cemetery Fund (276)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
276-0000-00-349100 Sale of Cemetery Lots	\$ 0.00	\$ 3,000.00	\$ 5,000.00	\$ 12,750.00	(155.00%)
276-0000-00-361000 Interest Income	0.00	221.49	1,500.00	1,858.99	(23.93%)
Total Cemetery Fund Revenues	\$ 0.00	\$ 3,221.49	\$ 6,500.00	\$ 14,608.99	(124.75%)
Expenditures					
276-2760-28-531190 Misc Expense	\$ 0.00	\$ 0.00	\$ 6,500.00	\$ 0.00	100.00%
Total Cemetery Fund Expenditures	\$ 0.00	\$ 0.00	\$ 6,500.00	\$ 0.00	100.00%
Cemetery Fund Excess of Revenues Over Expenditures	\$ 0.00	\$ 3,221.49	\$ 0.00	\$ 14,608.99	0.00%

City of Ellijay
Statement of Revenue and Expenditures
Original Budget
For SPLOST (321)
For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number		Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues						
321-0000-00-313100	Special Local Option Sales Ta	\$ 0.00	\$ 94,538.16	\$ 475,000.00	\$ 405,123.32	14.71%
321-0000-00-361000	Interest Income	0.00	1,245.05	500.00	11,748.16	(2249.63%)
Total SPLOST Revenues		\$ 0.00	\$ 95,783.21	\$ 475,500.00	\$ 416,871.48	12.33%
Expenditures						
321-0000-00-523901	Fees	\$ 0.00	\$ 0.00	\$ 0.00	\$ 75.00	0.00%
321-4200-42-522200	Repairs and Maintenance	0.00	0.00	0.00	10,217.02	0.00%
321-4200-42-531100	Office/Operating Supplies	0.00	75.00	0.00	75.00	0.00%
321-4200-42-534221	Street Maintenance	0.00	652.21	375,000.00	299,833.66	20.04%
321-4200-42-541225	Parks & Recreation	0.00	2,617.68	50,000.00	3,839.24	92.32%
321-4200-42-541305	LMIG-2019	0.00	0.00	50,000.00	0.00	100.00%
Total SPLOST Expenditures		\$ 0.00	\$ 3,344.89	\$ 475,000.00	\$ 314,039.92	33.89%
SPLOST Excess of Revenues Over Expenditures		\$ 0.00	\$ 92,438.32	\$ 500.00	\$ 102,831.56	(20466.31%)

City of Ellijay
Statement of Revenue and Expenditures
Original Budget

For the Fiscal Period 2025-9 Ending September 30, 2025

Account Number		Current Budget		Current Actual		Annual Budget		YTD Actual		Remaining Budget %
Total Revenues	\$	0.00	\$	312,668.02	\$	3,371,812.00	\$	2,889,997.33		14.29%
Total Expenditures	\$	0.00	\$	192,365.79	\$	3,601,293.00	\$	2,481,679.92		31.09%
Total Excess of Revenues Over Expenditures	\$	0.00	\$	120,302.23	\$	(229,481.00)	\$	408,317.41		277.93%

RE: Monthly Code Enforcement Update

Building/Construction	Building Permits	Land Disturbing Permits	Building Planning Meetings	Inspections
	7	0	11	22

Zoning	Zoning Change Applications	Zoning Variance Applications	Zoning Consultations
	0	0	6

Housing & General Code Enforcement	Verbal Warnings	Written Warnings	Complaint Mediation	Citations
	13	0	0	0

Andrew Mathis, Code Enforcement Officer

Permits:

947 – Hipp St – gasoline
948 – 29 Vista Pt – garage
949 – 187 Summit View Ln – house
950 – 1729 S Main St – meter
951 – 25 Dogwood St – retaining wall
952 – 20 Northern View Ln - house
953 – 32 McCutchen St – meter

ELLIJAY POLICE DEPARTMENT
MONTHLY REPORT
September 2025 – PRESENTED October 2025

79 - Total reports

61 - Incident Reports

18 - Crash Reports

8 - Arrests

54 - Citations

99 - Warnings

0 - Use of Force

Arrest Race/Sex Analysis Report

Date Range: 1/01/2025, 00:00:00 - 9/30/2025, 23:59:59

Agency: Ellijay Police Department

Race	Gender	11-15	16-17	18-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	65+	Grand Total
BLACK	FEMALE								1						1
	MALE			1	1	2			1		1				6
Total BLACK				1	1	2			2		1				7
Unknown	Unknown					1									1
Total Unknown						1									1
UNKNOWN	MALE					1									1
Total UNKNOWN						1									1
WHITE	FEMALE	1				5	5	3	4	1			1	1	21
	MALE		3	5	5	10	8	10	7	8	4	4	2	2	68
Total WHITE		1	3	5	5	15	13	13	11	9	4	4	3	3	89
Grand Total		1	3	5	6	18	15	13	13	9	5	4	3	3	98

Ticket Race/Sex Analysis Report

Date Range: 1/01/2025, 00:00:00 - 9/30/2025, 23:59:59

Agency: Ellijay Police Department

Race	Gender	<=10	11-15	16-17	18-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	65+	Grand Total
ALASKAN NATIVE	MALE									1					2	3
Total ALASKAN NATIVE										1					2	3
AMERICAN INDIAN	MALE						2									2
Total AMERICAN INDIAN							2									2
ASIAN	FEMALE				1	1			3				1			6
	MALE						5		1	2	2	1		1		12
Total ASIAN					1	1	1		4	2	2	2		1		18
BLACK	FEMALE				1	1	3	1	2	4			2	2	1	21
	MALE			3	1	5	17	13	8	10	7	6	1	1	1	84
Total BLACK			3	2	6	20	16	12	10	14	7	8	3	2	2	105
HISPANIC	FEMALE					4	4	1	2		1	2			1	15
	MALE			3	13	14	17	5	5	5	4	1	2	2		71
Total HISPANIC			3	17	18	18	18	7	5	6	6	1	2	3		86
UNKNOWN	FEMALE					1							2	1		4
	MALE								1	1						2
Total UNKNOWN						1			1	1			2	1		6
WHITE	FEMALE	1	4	16	49	68	67	70	69	55	37	59	46	32	89	662
	MALE		5	46	132	148	141	112	154	110	83	105	101	75	125	1337
Total WHITE		1	9	62	181	216	208	182	223	165	120	164	147	107	214	1999
Grand Total		1	12	67	206	255	249	202	243	188	135	177	153	113	218	2219

Highway Safety Activity Summary

Date Range: 9/01/2025, 00:00:00 - 9/30/2025, 23:59:59

Agency: Ellijay Police Department

Description	Total	Year To Date
0 - Unknown Citations	0	11
1 - Seat Belt	0	3
2 - Child Restraint	2	9
3 - Speeding	27	225
4 - Reckless Driving	0	0
5 - Uninsured Motorist	1	22
6 - DUI	1	26
7 - Suspended/Revoked License	1	16
8 - Distracted Driving	3	17
9 - Other Citations	19	291
10 - Drug Arrests	0	0
11 - Other Felony Arrests	0	4
12 - Fugitives Apprehended	0	0
13 - Stolen Vehicles	0	1
14 - Crash Reports	18	161
15 - Warnings	99	1584

Officer Statistics Report

Date Range: 1/01/2025, 00:00:00 - 9/30/2025, 23:59:59

Officer: All

Agency: Ellijay Police Department

Officer	Incident	Crash	UoF	DUI	Domestic Violence	Juvenile	Total Reports	Misd. Arrests	Felony Arrests	Drug Arrests	Total Arrests	Speeding Citations	Other Citations	Warnings	Total Citations
A. W. McArthur	18	14	0	0	0	0	32	0	0	0	1	1	6	15	22
C. D. Colburn	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0
D. K. Young	89	17	1	5	1	2	107	1	0	0	24	0	61	488	549
E. D. Lacey	9	1	0	0	0	0	10	0	0	0	0	2	2	6	10
G. R. Grace	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0
J. B. Hill	102	34	0	0	0	0	136	0	0	0	3	157	133	259	549
J. M. Chastain	53	13	2	0	0	0	68	0	0	0	1	0	6	14	20
J. T. Morris	94	16	2	0	1	0	112	3	0	0	8	11	37	200	248
K. T. Hensley	88	27	3	19	0	1	118	4	1	0	34	20	136	299	455
O'Neal	2	0	0	0	0	0	2	1	0	0	1	0	0	0	0
S.M. Westmoreland	43	17	0	0	1	0	60	0	0	0	0	0	0	7	7
T. G. McClure	82	22	2	1	2	0	106	1	2	0	10	29	34	296	359
Totals	582	161	10	25	5	3	753	10	3	0	82	220	415	1584	2219

Officer Statistics Report

September 1 - September 30, 2025

Officer	Incident	Crash	UoF	DUI	Domestic Violence	Juvenile	Total Reports	Misd. Arrests	Felony Arrests	Drug Arrests	Total Arrests	Speeding Citations	Other Citations	Warnings	Total Citations
D. K. Young	10	3	0	1	0	0	13	0	0	0	3	0	6	23	29
E. D. Lacey	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0
J. B. Hill	12	1	0	0	0	0	13	0	0	0	0	22	7	36	65
J. M. Chastain	6	2	0	0	0	0	8	0	0	0	0	0	0	1	1
J. T. Morris	8	3	0	0	0	0	11	0	0	0	0	0	3	3	6
K. T. Henley	5	6	0	0	0	0	11	1	0	0	1	2	10	8	20
O'neal	2	0	0	0	0	0	2	1	0	0	1	0	0	0	0
S.M. Westmoreland	10	1	0	0	0	0	11	0	0	0	0	0	0	0	0
T. G. McClure	7	2	0	0	0	0	9	0	0	0	0	3	1	28	32
Totals	61	18	0	1	0	0	79	2	0	0	5	27	27	99	153

Agency Activity Report

Reports	September	Year to date
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Total Reports:	79	753
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Total Incident Reports:	61	582
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Total Crash Reports:	18	161
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Total Use of Force Reports:	0	10
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Arrests

Total:	8	98
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Total Male Arrestees:	5	75
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Total Female Arrestees:	3	22
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Total Other/Unknown Arrestees:	0	1
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Total Juvenile Arrestees:	1	4
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Domestic Violences

Total Domestic Violence Reports:	0	5
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Tickets

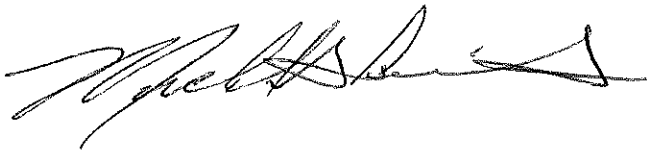
Total Tickets (Non-Warnings):	54	635
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Total Warnings:	99	1584
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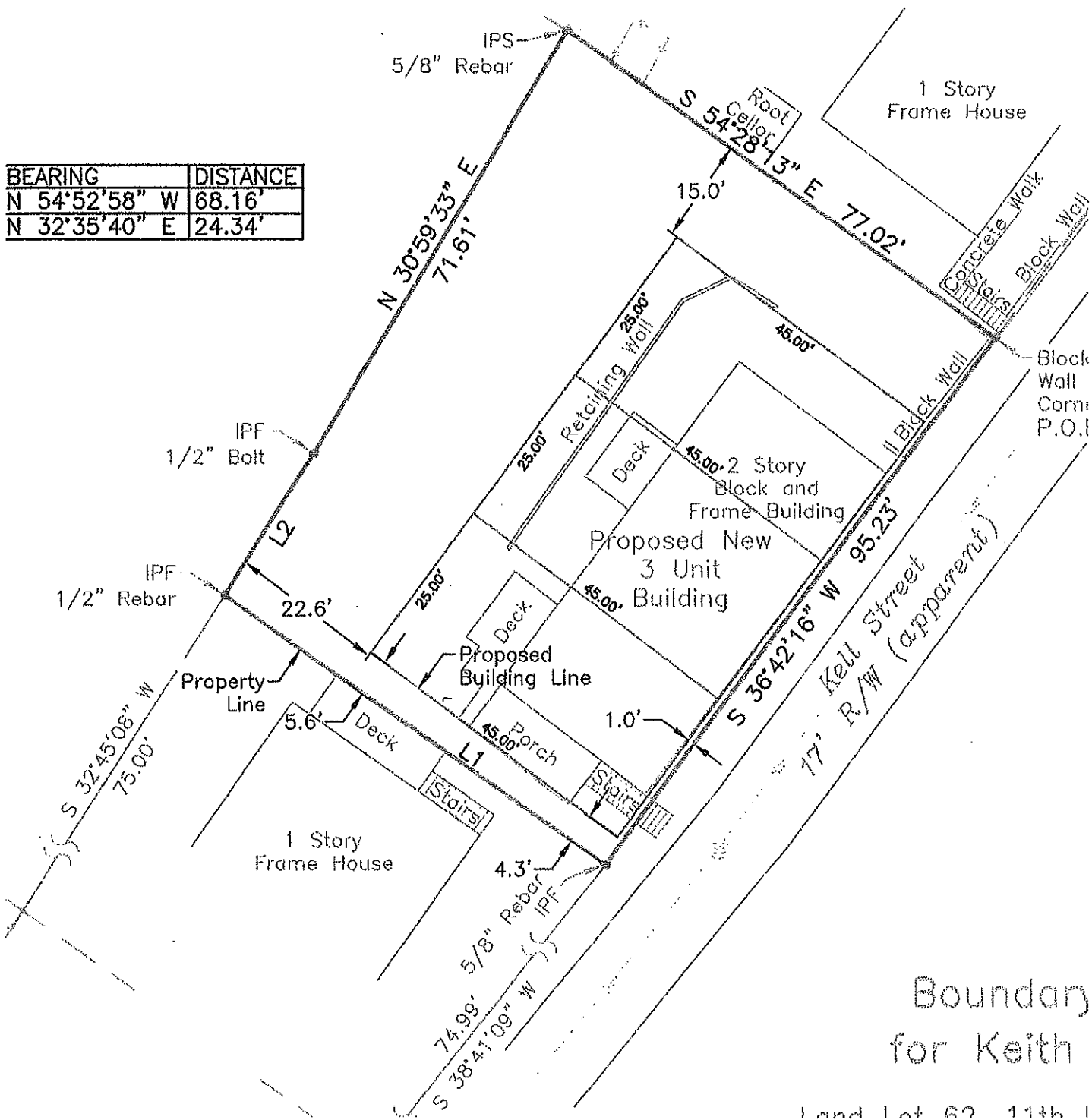
Ellijay Fire Monthly Report

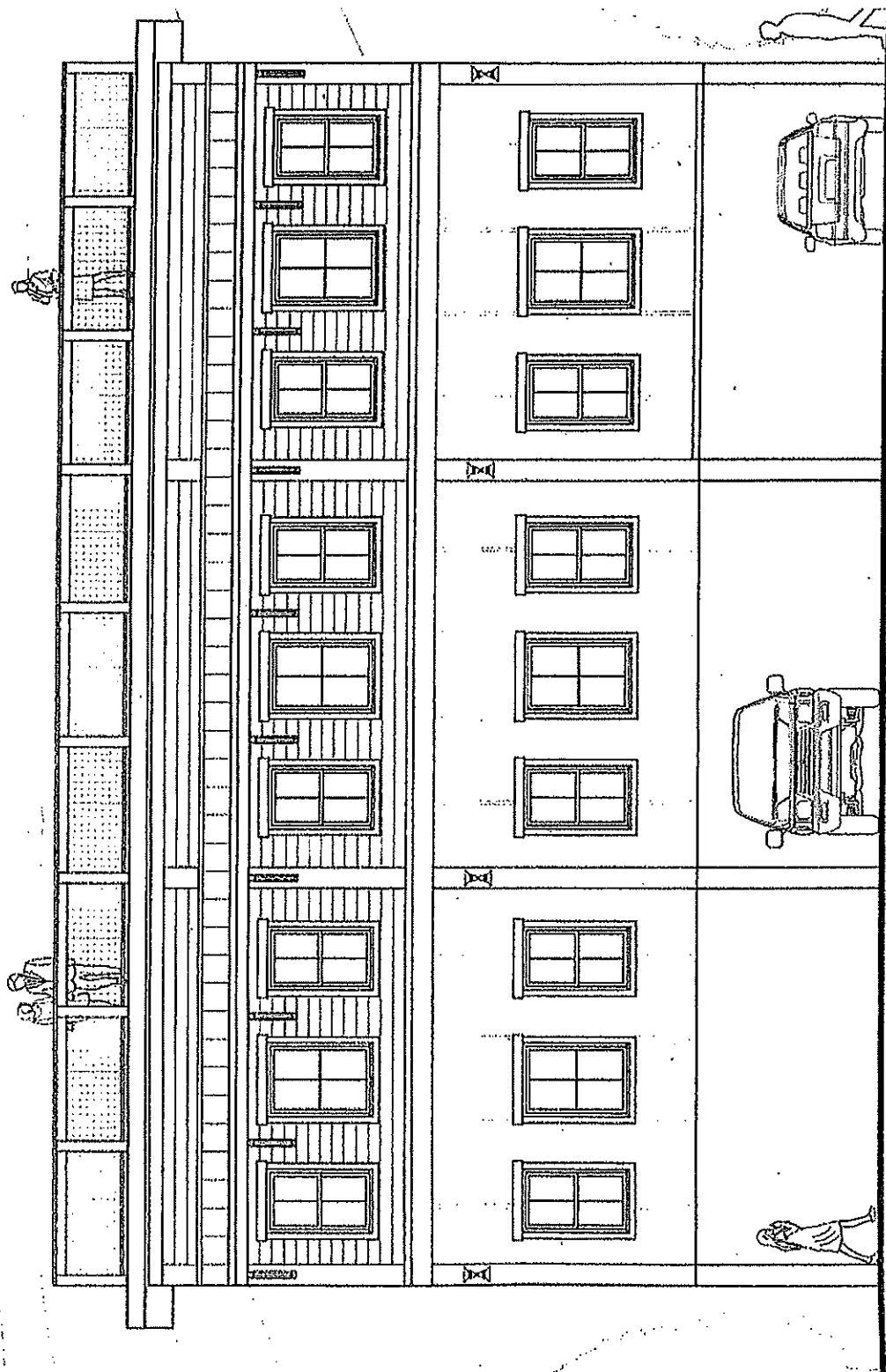
September 2025

Calls	Total	M/A	Auto. Aid	Comments
EMS	47		1	
MVA	4			
Extrication	0			
LZ	0			
Structure Fire				
Car Fire	0			
Brush Fire	0			
Illegal Burns	1			
Fire Alarm	2			
Tree Down	2			
Haz-Mat	1			
Rescue	1			
Service Call				
Blood Draw	1			
Total	59			
of which were M/A	1			
of which were Auto. Aid				
Mileage				
E15	162			
Q15	34			
P15	61			
R15	365			
201				



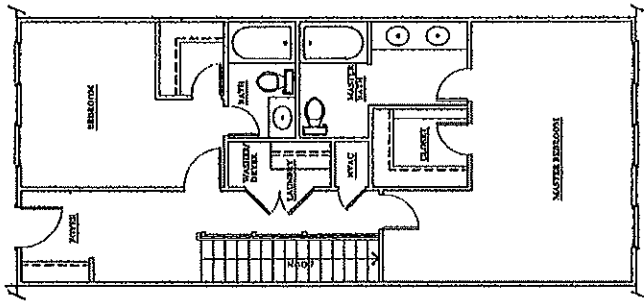
BEARING	DISTANCE
N 54°52'58" W	68.16'
N 32°35'40" E	24.34'



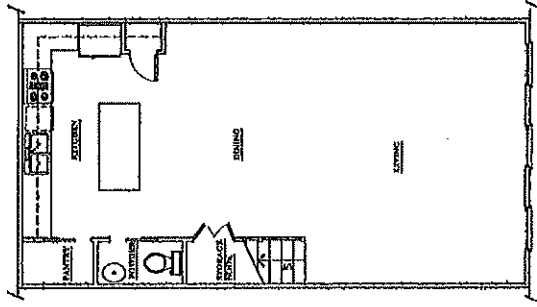


83 Kell St apartments brief

- 83 Kell St apartments are owned by Stellar Oasis LLC, purchased in 2015. The property manager is Keith Schwatz.
- The building is a Nonconforming use. The parcel is zoned R-1 (Low Density Single Family Residence). It is being used as a Multi-Family Residence.
- The parcel is 0.14 acres. The minimum lot size is 0.5 acres. The parcel also does not meet setback requirements. The front of the building is at the street, and the left side is near the property line.
- The building started as a duplex built in 1974.
- At some point prior to 1998, the building was converted into 3 apartments.
- In 2009, the apartments were remodeled into 4 apartments. Ga Power installed the 4th meter in 2009. EGCWSA records still have it as 3 apartments. I found no records of permits, applications, or inspections for this address. Based on my post fire inspection, the remodel did not meet code and would not have been permitted.
- In April 2023, a fire started in the kitchen of one of the apartments. After the fire, Chief West and I inspected the apartments. Numerous safety issues were found, and the apartments were shut down.
- KS informed me that the owners wanted to tear the building down and rebuild it as a 3 unit apartment with the same footprint as the current building. To accommodate parking requirements, the bottom level would be a garage for 2 cars per apartment.
- Due to insurance issues and permit requirements, no work has been started.
- The parcel is a Nonconforming Use, meaning that any building, repair, or remodeling has to have the permission of the City Council. Nonconforming Use status is lost if the use is discontinued for more than a year.
- After consultation with the mayor and City attorney, the request for permission to rebuild is being sent to P&Z for a recommendation to the City Council. Kayann West recommended that, because the delays were beyond their control, they be allowed to submit an application for reinstatement of their Nonconforming Use status and permission to rebuild.
- Included are renderings of their proposed new building. It would be a 3-story building with 3 units. The bottom level would have parking for 6 cars, 2 per unit.
- Also included are the application, the Nonconforming use ordinance, and the response from Kayann West to my query.

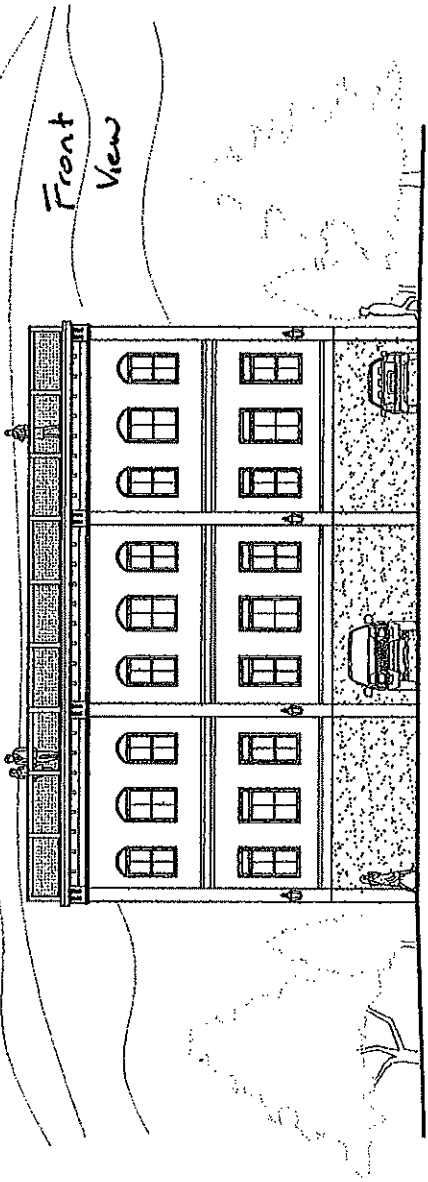


2 TYPICAL 2-BEDROOM - 2ND STORY FLOOR PLAN
1/4" = 1'-0"

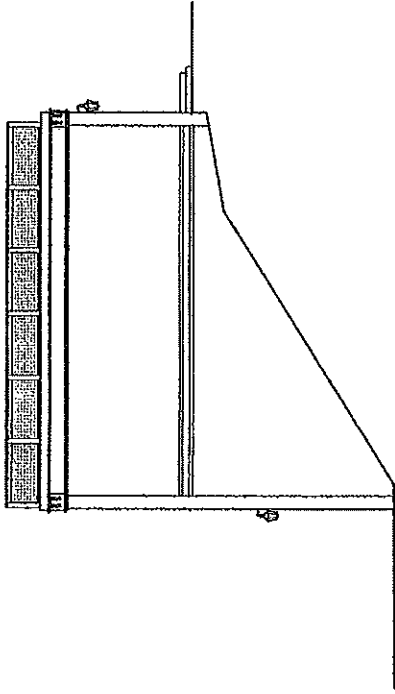


1 TYPICAL 2-BEDROOM - 1ST STORY FLOOR PLAN
1/4" = 1'-0"

Front View

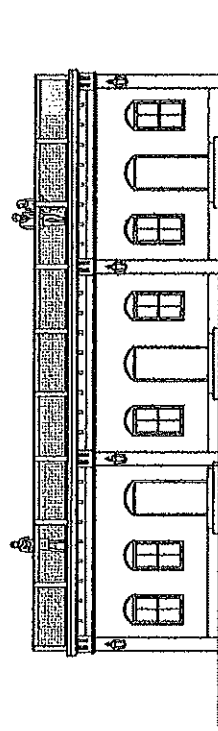


Rear



Front

Rear View



Code Enforcement

From: Kayann West <kayann@kayannhaydenwest.com>
Sent: Thursday, June 19, 2025 9:31 AM
To: Al Hoyle; Code Enforcement
Subject: Kell St. Apartment - Nonconforming Use

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning!

I had a chance to review Article 13 of the ordinances as it relates to nonconforming use.

If I made my notes correctly when speaking with Andrew Monday evening, I understood the following as it relates to the Kell St. Apartments:

- Fire took place in 2023;
- Everyone was forced to move out for the time;
- They are working on rebuilding;
- There have been delays due to insurance matters as well as situating parking in order to be in compliance with existing regulations;
- The damage did not exceed 75% of market value;
- We are now at a 2-year mark since the fire.

In reviewing the ordinance, the rebuilding to continue the nonconforming use should have taken place within 1 year. However, it would appear that there were delays beyond their control (insurance and working with the City to meet the parking requirements). I would recommend that they be allowed to submit an application for the continued/reinstatement of the nonconforming use, especially if they do not qualify under existing ordinances to rezone and/or request a variance. If they do qualify to rezone and/or request a variance, then we might want to encourage them to go that route.

If I missed something, please let me know!

Kayann Hayden West, Attorney at Law, P.C.
79 South Main Street
Ellijay, Georgia 30540
706-276-4000 (office)
706-276-4020 (facsimile)

WARNING: To avoid wire fraud, prior to authorizing a transfer of funds to our Trust Account, please call to verify all wiring instructions

RECEIVED:

8/5/25

ACTION BY CITY COUNCIL:

APPROVED _____ DISAPPROVED _____

APPLICATION FOR AMENDMENT OF THE CITY OF ELLIJAY, GEORGIA ZONING
ORDINANCE MAP

NO. _____

FEE: \$150.00 (Make check payable to -- City of Ellijay)

Application is hereby made for amendment of the City of Ellijay Zoning Ordinance/Map, and if granted the applicant agrees to conform to all laws, ordinances and resolutions regulating same.

Name of Applicant: Kurt Schwart Telephone: 678 7884454Mailing Address: 167 Kell St Ellijay Ga 30540Address of Property to be rezoned: 83 Kell St

Legal description on a separate document: _____ Complete _____ Incomplete _____

(Note: The requested zoning change must be in compliance with all applicable provisions of the Zoning Ordinance.)

Amendment to: Zoning Map _____ Text Section _____

(If an amendment to the Zoning Text, include on separate sheets the proposed amendment and reason for the amendment request.)

If an amendment to the Zoning Map, indicate the following:

Size of Property .14 Acres; Square feet _____Existing Zone Classification: R1 Proposed Zone Classification: R1Present use of property: N/AProposed use of property: ResidentialIf multi-family, total number of units: 3Average size of unit 1700 square feet

Include one copy of a plat prepared and certified by a currently registered Georgia Surveyor.

Include a certified copy of a Warranty Deed.

I hereby certify that the above information is true and correct.

Signed [Signature] Date 8/5/25

ATTENTION: The applicant requesting a zoning change shall notify each owner of adjacent property and all other property within 200 feet of the property for which the rezoning is sought. Said notification shall be in writing, shall be given no later than fifteen (15) days prior to the date of the scheduled public hearing and shall be made by certified mail, return receipt requested, a copy of the letter and proof of notification shall be provided to the Code Enforcement Officer. The applicant should utilize the latest information from the records of the office of the Clerk of Superior Court of Gilmer County and the Tax Assessors' of Gilmer County in determining the names of owners and the latest information for the addresses of such persons as shown in the Clerk's office.

CITY OF ELLIJAY
APPLICATION FOR ZONING VARIANCE

(TO BE USED FOR AN APPEAL OF A ZONING VARIANCE)

Fee is _____

Name of Applicant Keith Schenck
Date of Denial _____

Basis for variance (Please be as detailed as possible and include specific citations to the zoning ordinance.) _____

We would like to build a 3 unit
townhouse building to replace the burned out
building. I would like to continue the non
conforming use of the property. The reduced
set backs that exist now would continue if
approved.

(PLEASE SEE BACK OF FORM FOR ADDITIONAL INFORMATION)
PLEASE INCLUDE ANY DOCUMENTS YOU WISH THE BOARD TO CONSIDER
WHEN HEARING THE APPEAL (EXAMPLE: PLATS, SITE PLAN AND ETC.)

FOR CITY USE ONLY

DATE OF HEARING _____ APPROVED _____ DISAPPROVED _____

ARTICLE 13. - NONCONFORMITY**Sec. 13.1. - Purpose.**

The purpose of this article is to provide for the continuation and, within a suitable period of time, elimination of existing uses of property that do not conform to the requirements of this ordinance upon its adoption or subsequent amendment.

Sec. 13.2. - Nonconforming use.

Any structure or use of land existing at time of enactment or subsequent amendment of this zoning ordinance, but not in conformity with its use provisions, may be continued with the following limitations:

- a. A nonconforming use may not be changed to another nonconforming use.
- b. A nonconforming use may not be reestablished after discontinuance of that use for one year.
- c. A nonconforming use or structure may not be enlarged beyond its size at the time the use or structure becomes nonconforming. This includes, but is not limited to, the size of the building, the number of employees, operation during other hours of the day or night, the use of additional land, and additional or more powerful equipment.
- d. A nonconforming structure may not be rebuilt, altered, repaired or replaced after incurring damages exceeding 75 percent of the fair market value of the structure at the time immediately preceding such damage occurring. A nonconforming mobile home may not be replaced after it is removed from the property.

13.2-1. The Ellijay City Council may grant the change, reestablishment or enlargement of a nonconforming use or the enlargement, rebuilding, alteration, repair or replacement of a nonconforming structure upon the following findings:

- a. The change, reestablishment, enlargement, rebuilding, alteration, repair or replacement would be no more detrimental to the surrounding area than the existing or previous use;
- b. The structure cannot be economically modified so as to be suitable for uses in the district;
- c. The structure would have to be removed to permit development of the property for conforming uses;
- d. The structure has such value that removal to permit development of the conforming uses would cause economic hardship to the owner;
- e.

- a. The proposed change, reestablishment, enlargement, rebuilding, alteration, replacement or repair would not cause substantial detriment to the public good or impair the purposes and intent of this zoning ordinance; and

- f. The requirements of the zoning ordinance for rezoning would prevent the current zoning from being changed to a classification that would allow the proposed change, reestablishment, enlargement, rebuilding, alteration, repair or replacement.

13.2-2. Applications submitted to the Ellijay City Council requesting the change, reestablishment, enlargement, rebuilding, alteration, repair or replacement of a nonconforming use structure shall include the following information:

- a. The applicant shall bear the burden of providing conclusive evidence to the city council that the use or structure is legally nonconforming. The evidence may include, but is not limited to, business licenses, tax receipts, utility bills, telephone bills, IRS documents and affidavits.
- b. The applicant shall submit a plat or an accurate site plan, drawn to scale, showing the dimensions of the lot, size and location of all structures and their distance from all property lines, the names of all streets which the property abuts, and parking spaces.
- c. If the request is for a commercial use or structure, a written description shall be submitted to describe the business. This description shall include hours of operation, number of employees, equipment used, products made or sold, type of signs, and other information as needed for the city council to reach a decision.
- d. The applicant shall provide evidence to the city council on how the proposed change, reestablishment, enlargement, rebuilding, alteration, repair or replacement will comply with the current zoning, health and building requirements.

13.2-3. If the requested change, reestablishment, enlargement, rebuilding, alteration, repair or replacement is approved, the Ellijay City Council may place conditions on the approval to ensure protection of the surrounding area. The applicant is responsible for conformance with these conditions.

Al Hoyle, Mayor
Lori Pierce, City Clerk



COUNCIL MEMBERS:
Claudia Penland
Tom Crawford, Al Fuller
Kevin Pritchett
Thomas Griffith

RESOLUTION __-____

**A RESOLUTION TO ADOPT
THE UPDATED COMMUNITY WORK PROGRAM
AND CAPITAL IMPROVEMENTS ELEMENT
FOR GILMER COUNTY AND THE CITIES OF ELLIJAY AND EAST ELLIJAY**

WHEREAS the Georgia Planning Act of 1989 requires local governments which assess impact fees to update their Capital Improvement Element and other related documents on an annual basis; and,

WHEREAS the Ellijay-Gilmer County Water and Sewerage Authority has for that reason prepared updated documents relative to current and proposed capital improvements projects in its service area and impact fee financial information for its service area; and,

WHEREAS these aforementioned updates and documents have been prepared in accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and other applicable rule, as amended; and,

WHEREAS Gilmer County and the Cities of Ellijay and East Ellijay held a joint public hearing on Thursday, September 4, 2025, at the Gilmer County Courthouse Jury Assembly Room, for which customary and adequate public notice was given; and,

WHEREAS the Department of Community Affairs has reviewed these documents and found them in compliance with the Minimum Standards, and the Northwest Georgia Regional Commission reviewed these documents with positive findings;

THEREFORE BE IT RESOLVED that the Mayor and City Council of Ellijay hereby adopt the documents prepared by the Ellijay-Gilmer County Water and Sewerage Authority, namely the Ellijay/Gilmer County Capital Improvements Project Updates for July 1, 2025 to June 30, 2030 for both water and sewerage, and the 2024/2025 Impact Fee Financial Reports for both water and sewerage.

Adopted this __ day of October, 2025.

BY:

Al Hoyle, Mayor
City of Ellijay

ATTEST:

Lori Pierce, City Clerk
City of Ellijay

CITY OF ELLIJAY
STATE OF GEORGIA

ORDINANCE NO. 10202025

A RESOLUTION

TO ADOPT THE FISCAL YEAR 2026 BUDGET FOR EACH FUND OF THE CITY OF ELLIJAY, GEORGIA, APPROPRIATING THE AMOUNTS SHOWN IN EACH BUDGET AS EXPENDITURES/EXPENSES, ADOPTING THE SEVERAL ITEMS OF REVENUE ANTICIPATIONS, AND PROHIBITING EXPENDITURES OR EXPENSES FROM EXCEEDING THE ACTUAL FUNDING AVAILABLE

WHEREAS, sound governmental operations require a budget in order to plan the financing of services for the residents of the City of Ellijay; and

WHEREAS, Title 36, Chapter 81, Article 1 of the Official Code of Georgia Annotated (OCGA) requires a balanced budget for the City's fiscal year, which runs from January 1 to December 31 of each year; and

WHEREAS, the Mayor and the City Council of the City of Ellijay have reviewed the proposed FY 2026 budget as presented by the City Manager; and

WHEREAS, each of these funds is a balanced budget, so that anticipated revenues and other financial resources for each fund equal the proposed expenditures or expenses; and

WHEREAS, the Mayor and City Council wishes to adopt this proposal as the Fiscal Year 2026 Annual Budget, effective from January 1, 2026 through December 31, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Mayor of Ellijay, Georgia, and the council of the City of Ellijay hereby ordains that:

SECTION 1

That the proposed Fiscal Year 2026 Budget, attached hereto and incorporated herein as a part of this Resolution is hereby adopted as the Budget for the City of Ellijay, Georgia for fiscal Year 2026, which begins January 1, 2026 and ends on December 31, 2026.

SECTION 2

That the several items of revenues, other financial resources, and sources of cash shown in the budget for each fund in the amounts shown anticipated are hereby adopted, and that the several

amounts shown in the budget for each fund as proposed expenditures or expenses, and uses of cash are hereby appropriated to the departments named in each fund.

SECTION 3

That the "legal level of control" as defined in OCGA §36-81 is set at the departmental level, meaning that the City Manager in his capacity as Budget Officer is authorized to move appropriations from one line item to another within a department, but under no circumstances may expenditures or expenses exceed the amount appropriated for a department without a further Budget amendment approved by the Mayor and City Council.

SECTION 4

That all appropriations shall lapse at the end of the fiscal year.

SECTION 5

That this Resolution shall be and remain in full force and effect from and after its date of adoption.

SECTION 6

This Resolution and Ordinance shall be effective on the date of its adoption by the City of Ellijay, Georgia

Adopted this 20th day of October, 2025.

ATTEST:

City Clerk

Al Hoyle, Mayor

Al Fuller

Thomas Griffith

Claudia Penland

Tom Crawford

Kevin Pritchett

PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2025COUNTY: **GILMER**TAXING JURISDICTION: **ELLIJAY****ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW**

DESCRIPTION	2024 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2025 DIGEST
REAL	139,991,870	12,580,551	133,078	152,705,499
PERSONAL	30,333,270		(70,537)	30,262,733
MOTOR VEHICLES	610,220		(46,660)	563,560
MOBILE HOMES	79,396		(712)	78,684
TIMBER -100%	0		0	0
HEAVY DUTY EQUIP	92,320		0	92,320
GROSS DIGEST	171,107,076	12,580,551	15,169	183,702,796
EXEMPTIONS	25,474,038	2,799,032	(2,214,242)	26,058,828
NET DIGEST	145,633,038	9,781,519	2,229,411	157,643,968
	(PYD)	(RVA)	(NAG)	(CYD)
2024 MILLAGE RATE:	1.832		2025 MILLAGE RATE:	1.718

CALCULATION OF ROLLBACK RATE

DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2024 Net Digest	PYD	145,633,038	
Net Value Added-Reassessment of Existing Real Property	RVA	9,781,519	
Other Net Changes to Taxable Digest	NAG	2,229,411	
2025 Net Digest	CYD	157,643,968	(PYD+RVA+NAG)
2024 Millage Rate	PYM	1.832	PYM
Millage Equivalent of Reassessed Value Added	ME	0.114	(RVA/CYD) * PYM
Rollback Millage Rate for 2025	RR - ROLLBACK RATE	1.718	PYM - ME

CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

If the 2025 Proposed Millage Rate for this Taxing Jurisdiction exceeds Rollback Millage Rate computed above, this section will automatically calculate the amount of increase in property taxes that is part of the notice required in O.C.G.A. § 48-5-32.1(c) (2)	Rollback Millage Rate	1.718
	2025 Millage Rate	1.718
	Percentage Tax Increase	0.00%

CERTIFICATIONS

I hereby certify that the amount indicated above is an accurate accounting of the total net assessed value added by the reassessment of existing real property for the tax year for which this rollback millage rate is being computed.

Chairman, Board of Tax Assessors

Date

I hereby certify that the values shown above are an accurate representation of the digest values and exemption amounts for the applicable tax years.

Tax Collector or Tax Commissioner

Date

I hereby certify that the above is a true and correct computation of the rollback millage rate in accordance with O.C.G.A. § 48-5-32.1 for the taxing jurisdiction for tax year 2025 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2025 is _____

CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION

☐ If the final millage rate set by the authority of the taxing jurisdiction for tax year 2025 exceeds the rollback rate, I certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. §§ 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published "five year history and current digest" advertisement and the "Notice of Intent to Increase Taxes" showing the times and places when and where the required public hearings were held, and a copy of the press release provided to the local media.

☐ If the final millage rate set by the authority of the taxing jurisdiction for tax year 2025 does not exceed the rollback rate, I certify that the required "five year history and current digest" advertisement has been published in accordance with O.C.G.A. § 48-5-32 as evidenced by the attached copy of such advertised report.

Responsible Party

Title

Date