



STATE OF THE CITY

February 20, 2025





WELCOME TO THE CITY OF EATONTON

On behalf of the City Council and staff, welcome to the City of Eatonton, Georgia! Our community is rich in antebellum history and also offers its residents all the modern services they demand. Eatonton was the home of celebrated authors Alice Walker (*The Color Purple*) and Joel Chandler Harris, who wrote the beloved children's fables of Uncle Remus, Chick-fil-A founder Truett Cathy, original Tuskegee Airman Hiram E. Little, Sr., and three-time Olympic gold medalist Vincent Hancock. Eatonton remains a hub for local artists and features many cultural attractions, including one of the finest performing arts facilities in the State, our Plaza Arts Center. Today, we offer our residents a vibrant, active lifestyle; our businesses a supportive place to grow; and our visitors a memorable experience while they are here.

--Mayor John Reid

***IT'S A GREAT PLACE TO BE,
AND A GREAT TIME TO BE HERE!***

ELECTED OFFICIALS



John Reid
Mayor of Eatonton



Chip Walker
*At-Large,
Mayor Pro Tem*



**Marie
Rainey**
Wards 1 & 4



**Michael
Smith**
Wards 2 & 3



**Mylle
Mangum**
Ward 1



**James A.
Gorley**
Ward 2



**Janie B.
Reid**
Ward 3



Teresa Doster
Ward 4



2022 Redistricting Process Plan 1 Wards Map



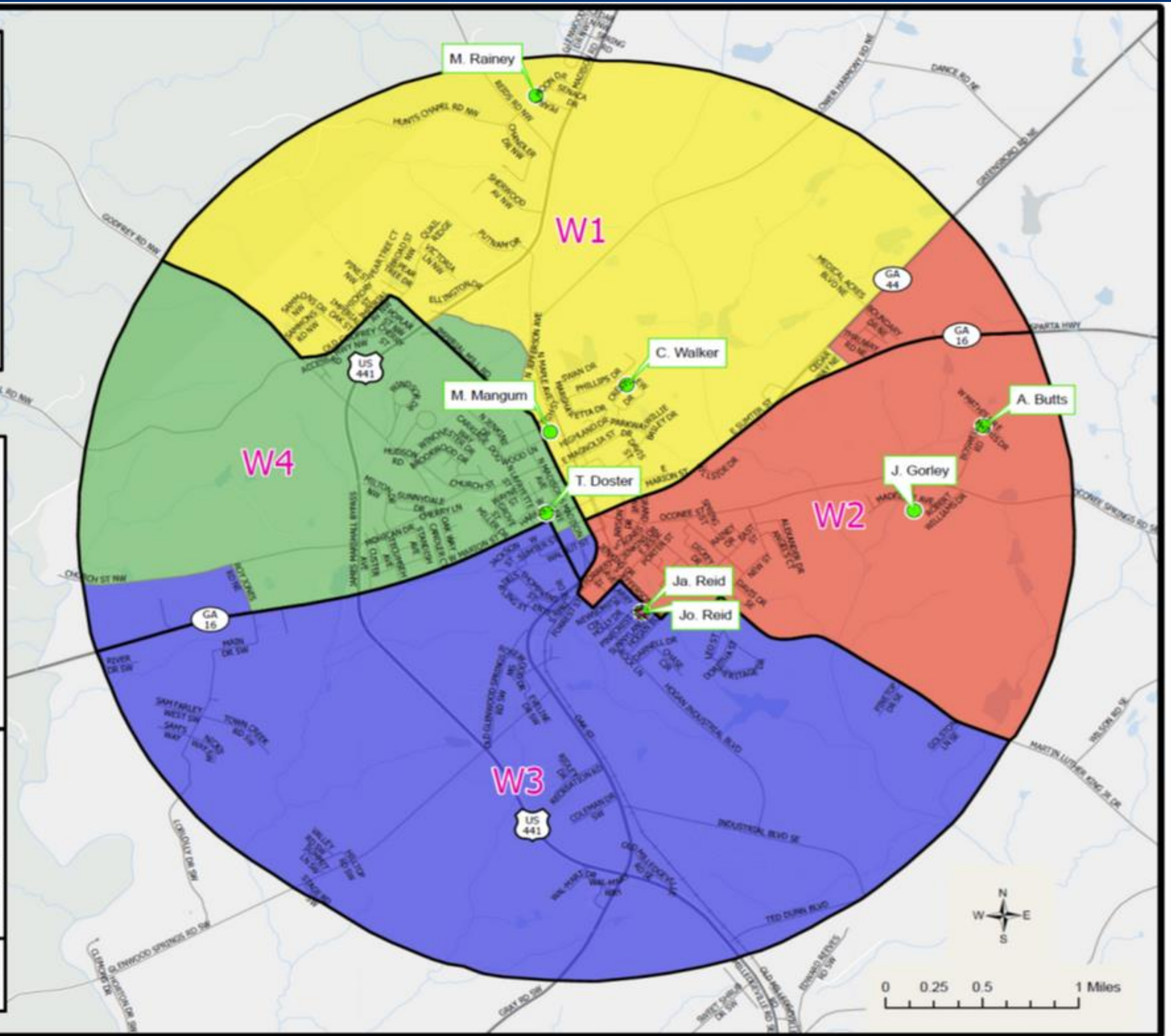
FEATURE LEGEND

- Ward 1
- Ward 2
- Ward 3
- Ward 4
- Existing Ward Line
- ★ Mayor
- Alderman
- County Boundary
- Local Road
- Interstate
- US Highway
- GA Highway

Census 2020 Total Population Demographics by Ward - Plan 1 (Target Pop. = 1577)

Wards	Population 2020	Deviation	White	% White	Black	% Black	Other	% Other
1	1,575	-0.127%	870	55.2%	526	33.4%	179	11.4%
2	1,542	-6.317%	150	9.5%	1,307	82.6%	125	7.9%
3	1,570	0.448%	301	19.2%	1,135	72.3%	134	8.5%
4	1,580	-0.190%	787	49.8%	605	38.3%	188	11.9%
Total	6,307		2,108	33.4%	3,573	56.7%	626	9.9%
1 & 4	3,155		1,657	52.5%	1,131	35.8%	367	11.6%
2 & 3	3,152		451	14.3%	2,442	77.3%	259	8.2%

This map was created on 09/13/2022 by Middle Georgia Regional Commission (MGRC). The information and geographic features represented on this map were compiled from a variety of digital and spatial data sources. The primary data sources include the following: U.S. Census Bureau, Esri, MGRC, and the City of Eatonton. The intended use of this map is for general planning and reference purposes as it relates to local redistricting.



ADMINISTRATION



Gary Sanders
City Administrator



**Maria
Jimenez**
City Clerk



**Chris
Huskins**
City Attorney





CITY HALL

FINANCE DEPARTMENT

The City's Finance Department is located in the City Clerk's Office inside Eatonton City Hall. The Finance Department is responsible for utility billing/customer service, employee payroll, accounts payable, and accounts receivable.

MAIN STREET

Eatonton Main Street represents and promotes the diversity of our downtown businesses and supports organizations and individuals that have an interest in or ownership of them. Eatonton Main Street has been helping revitalize the downtown commercial district since 1999.

CODE ENFORCEMENT

The City's Code Enforcement Officer enforces city ordinances concerning buildings, trash and solid waste including the accumulation of junk cars and other nuisance ordinances. The Code Enforcement Officer also issues burn permits and inspects burn sites in the City. No burn permits are issued from May 1st until September 30th of each year. The Code Enforcement Officer is NPDES certified and works with the Putnam County Planning and Zoning staff on land disturbance and sedimentation control issues.



SPECIAL PURPOSE LOCAL OPTION SALES TAX (SPLOST) #9

Approved Project List		
Anticipated SPLOST Revenue for the City over 6 Years: \$5,133,600		
(31% of \$16,560,000)		
Department	Short Title	Cost
Fire	Vehicles	\$ 22,000.00
Fire	Tools & Equipment	\$ 214,000.00
Gas	Gas Line Expansion	\$ 1,000,000.00
Gas	Gas System Computer Model	\$ 35,000.00
Gas	Vehicles	\$ 22,000.00
Gas	Tools & Equipment	\$ 149,000.00
Police	Vehicles	\$ 500,000.00
Police	Tools & Equipment	\$ 50,000.00
Streets	Roads/Bridges/Sidewalks/Drainage	\$ 1,728,600.00
Streets	Vehicles	\$ 60,000.00
Streets	Tools & Equipment	\$ 430,000.00
City Shop	Tools & Equipment	\$ 10,000.00
Buildings & Grounds	Tools & Equipment	\$ 6,000.00
Buildings & Grounds	Vehicles	\$ 22,000.00
Buildings & Grounds	Renovation and repairs	\$ 600,000.00
Economic Development	Blight Remediation	\$ 215,000.00
Economic Development	Broadband Internet Feasibility Study	\$ 50,000.00
City Hall	Furnishings & Equipment	\$ 20,000.00
	SUBTOTAL	\$ 5,133,600.00

T-SPLOST #1

(5 Years at 1%)
(Anticipated collections of \$15,000,000)

CITY PROJECTS (25%)

Resurfacing / Safety Improvements	\$2,750,000
Culvert Rehabilitation / Replacement	\$500,000
<u>Pedestrian Facility / Intersection Improvements</u>	<u>\$500,000</u>
Total City Projects	\$3,750,000

T-SPLOST #2

(5 Years at 1%)

(Anticipated collections of \$24,500,000)

CITY PROJECTS (25%)

Resurfacing / Safety Improvements	\$3,625,000
Right of Way Maintenance / Drainage Improvements	\$1,000,000
<u>Pedestrian Facility / Intersection Improvements</u>	<u>\$1,500,000</u>
Total City Projects	\$6,125,000

T-SPLOST FUNDED Culvert Rehabilitation/ Replacements

GEORGE LAWRENCE WAY



OCONEE SPRINGS ROAD



INDUSTRIAL BOULEVARD



T-SPLOST FUNDED PEDESTRIAN FACILITY IMPROVEMENTS

Phase 2 – North Jefferson Avenue Streetscape Project

BEFORE



AFTER



ARPA FUNDING

AMERICAN RESCUE PLAN ACT (ARPA) Funds - City of Eatonton

Total ARPA Funds	\$ 2,511,359.00
Total ARPA Funds Obligated	\$ 2,511,359.00
Remaining ARPA Funds	\$ -

Funds must be obligated by December 31, 2024 and fully expended by December 31, 2026.

\$ 200,000.00	Utility Bill Statement Credit
\$ 72,000.00	Fire Department (SCBAs, Quick Response Truck, Turnouts Washer)
\$ 159,000.00	Public Works (Energreen Aspen Brushcutter)
\$ 56,750.00	Police Department (Dispatch System & Desk, Radios, Tases, Radars, Lidars)
\$ 20,000.00	Gas Department (Shelters for Regulator Stations)
\$ 400,000.00	EPWSA (matching funds for water system and hydrant improvements)
\$ 1,469,409.00	Drainage & Street Improvements (E. Marion Street & N. Maple Avenue)
\$ 45,000.00	Phase 1 Computer System Overhaul & Enhancements
\$ 39,200.00	Dog Park
\$ 50,000.00	Gateway/Downtown Signage
<u>\$ 2,511,359.00</u>	



U.S. DEPARTMENT OF THE TREASURY

SPENDING ON GOVERNMENT SERVICES

Recipients can use SLFRF funds on government services up to the revenue loss amount, whether that be the standard allowance amount or the amount calculated using the above approach. **Government services generally include any service traditionally provided by a government**, unless Treasury has stated otherwise. Here are some common examples, although this list is not exhaustive:

- ✓ Construction of schools and hospitals
- ✓ Road building and maintenance, and other infrastructure
- ✓ Health services
- ✓ General government administration, staff, and administrative facilities
- ✓ Environmental remediation
- ✓ Provision of police, fire, and other public safety services (including purchase of fire trucks and police vehicles)

PUBLIC SAFETY

POLICE DEPARTMENT

The Eatonton Police Department, located at 214 West Marion Street, houses the police headquarters, the City jail, and the Municipal Court. Our staff of 20 police officers handles about 2,000 traffic citations per year and about 1,000 other incidents. Using revenues from the Special Local Option Sales Tax (SPLOST), uniformity has been achieved in our fleet of police vehicles so that visitors and residents, alike, will know that the Eatonton Police force is on the job. The silver/gray fleet is boldly emblazoned with “Eatonton Police.”

FIRE DEPARTMENT

The Eatonton Fire Department has both a paid and a volunteer force located at 214 West Marion Street beside the Police Department. Our firefighters can be seen training each month throughout the City. By using a Special Purpose Local Option Sales Tax, or SPLOST, each firefighter in the City of Eatonton’s fire fighting force has been outfitted with all new turn-out gear and new breathing apparatus. Additionally we have added to our fleet of fire trucks. To go along with the new E-ONE pumper engine already in service, we have been able to add another E-ONE pumper, a tanker truck, quick response vehicle, and a 65 foot ladder truck that is more than able to reach the top of the tallest structure in town or out in the county.



PUBLIC WORKS

STREETS DEPARTMENT

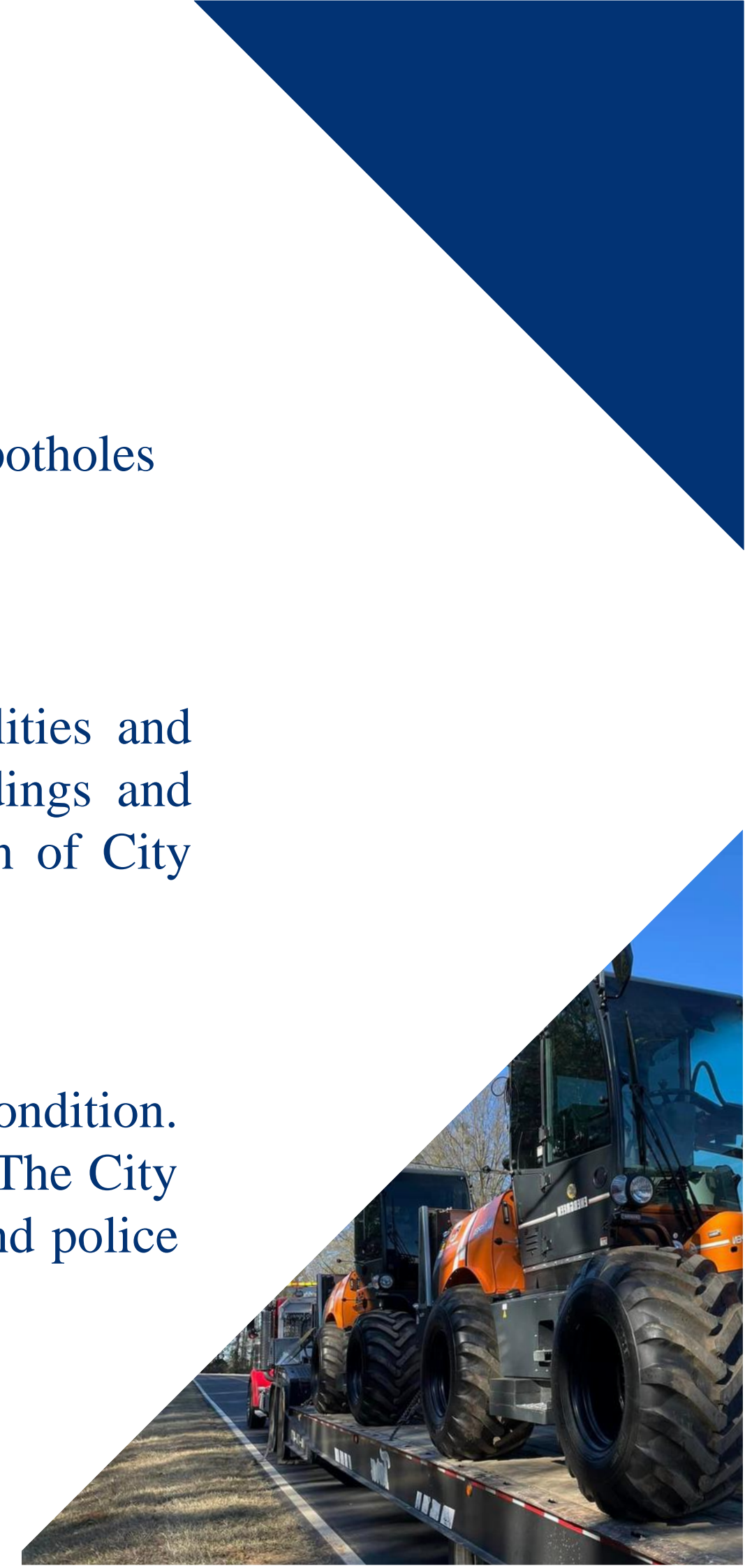
The City's Streets Department is responsible for maintenance of city streets. From patching potholes to full resurfacing, crews ensure that City streets remain smooth and safe to travel on.

BUILDINGS & GROUNDS

The City's Buildings and Grounds crew is responsible for the maintenance of City facilities and properties. From building repair and upkeep to cutting the grass at City Hall, the Buildings and Grounds Department is primarily responsible for the outward appearance and presentation of City buildings.

MAINTENANCE SHOP

The City's maintenance shop keeps our fleet of vehicles and heavy equipment in operating condition. Everything from lawnmowers to dump trucks has mechanical maintenance performed here. The City Shop, located on New Glenwood Springs Road, also serves as the impound lot for towed and police impounded or confiscated vehicles.



BRIARPATCH HIKE & BIKE TRAIL PROJECT

BEFORE



AFTER



BRIARPATCH HIKE & BIKE TRAIL PROJECT



CDBG DRAINAGE IMPROVEMENTS

PUTNAM AVE./OCONEE ST.



MLK JR. DR./OCONEE ST.



CDBG DRAINAGE IMPROVEMENTS

(CHURCH STREET)

BEFORE

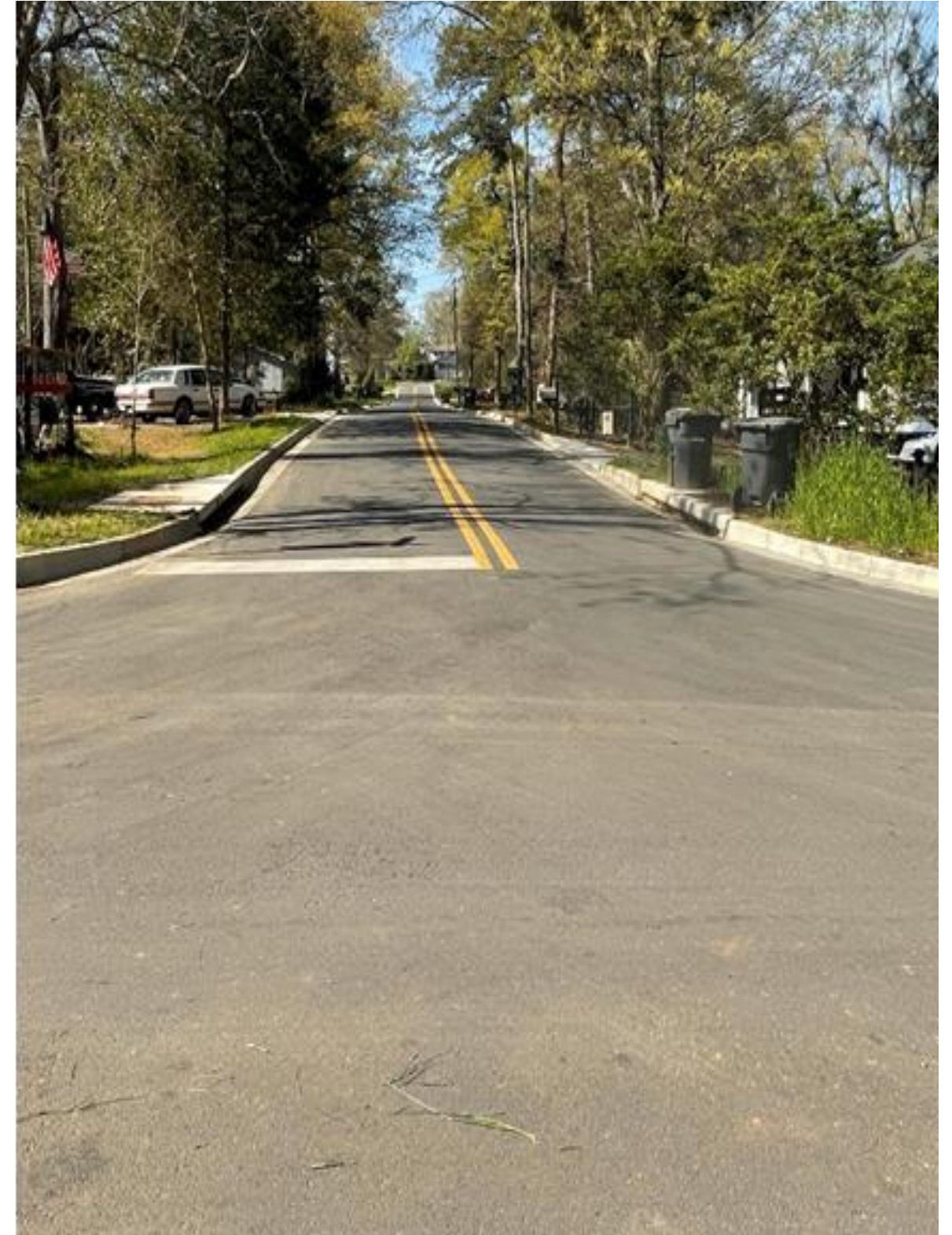


AFTER



CDBG DRAINAGE IMPROVEMENTS

\$750,000 Community Development Block Grant Award



GDOT STREETSCAPE (TE)

BEFORE



AFTER



UTILITIES

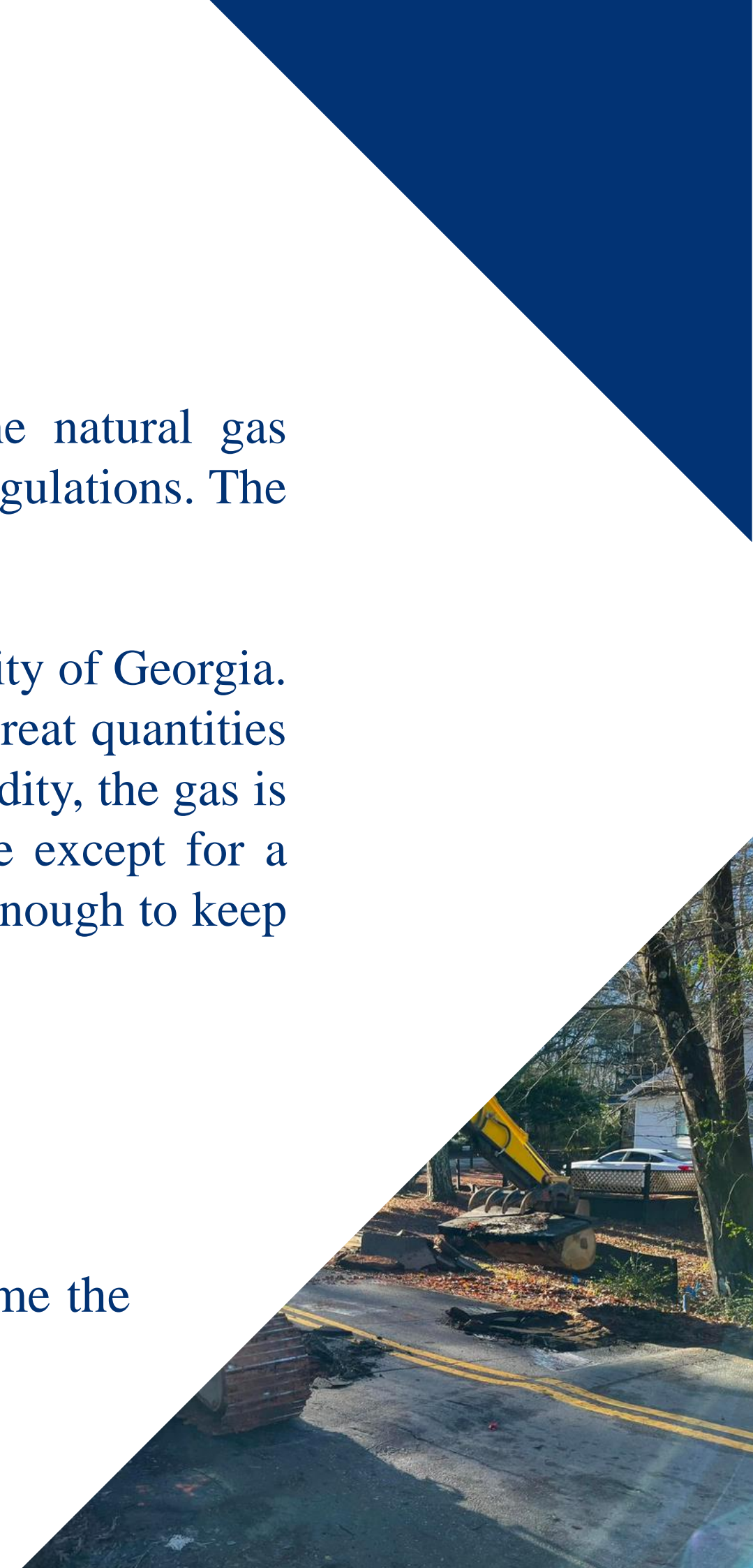
NATURAL GAS DEPARTMENT

Eatonton provides natural gas service in Putnam and Jones counties. Our employees in the natural gas department are all trained and certified in accordance with Georgia Public Service Commission regulations. The Gas Department is located on New Glenwood Springs Road.

Natural gas is a commodity that is bought through a cooperative called the Municipal Gas Authority of Georgia. Together with dozens of other communities, the City of Eatonton purchases natural gas in such great quantities that the prices remain affordably low while others see skyrocketing natural gas bills. As a commodity, the gas is bought on the open market. No set price is established on a per monthly basis for gas service except for a minimum bill charge of \$8.00, which will include the first 200 cubic feet of gas used, generally enough to keep a pilot light burning on an efficient gas water heater.

WATER & SEWER

Fresh Water and Wastewater treatment has now been combined with Putnam County to become the Eatonton-Putnam Water and Sewer Authority.



GAS LINE EXPANSION

HWY 44 EXPANSION



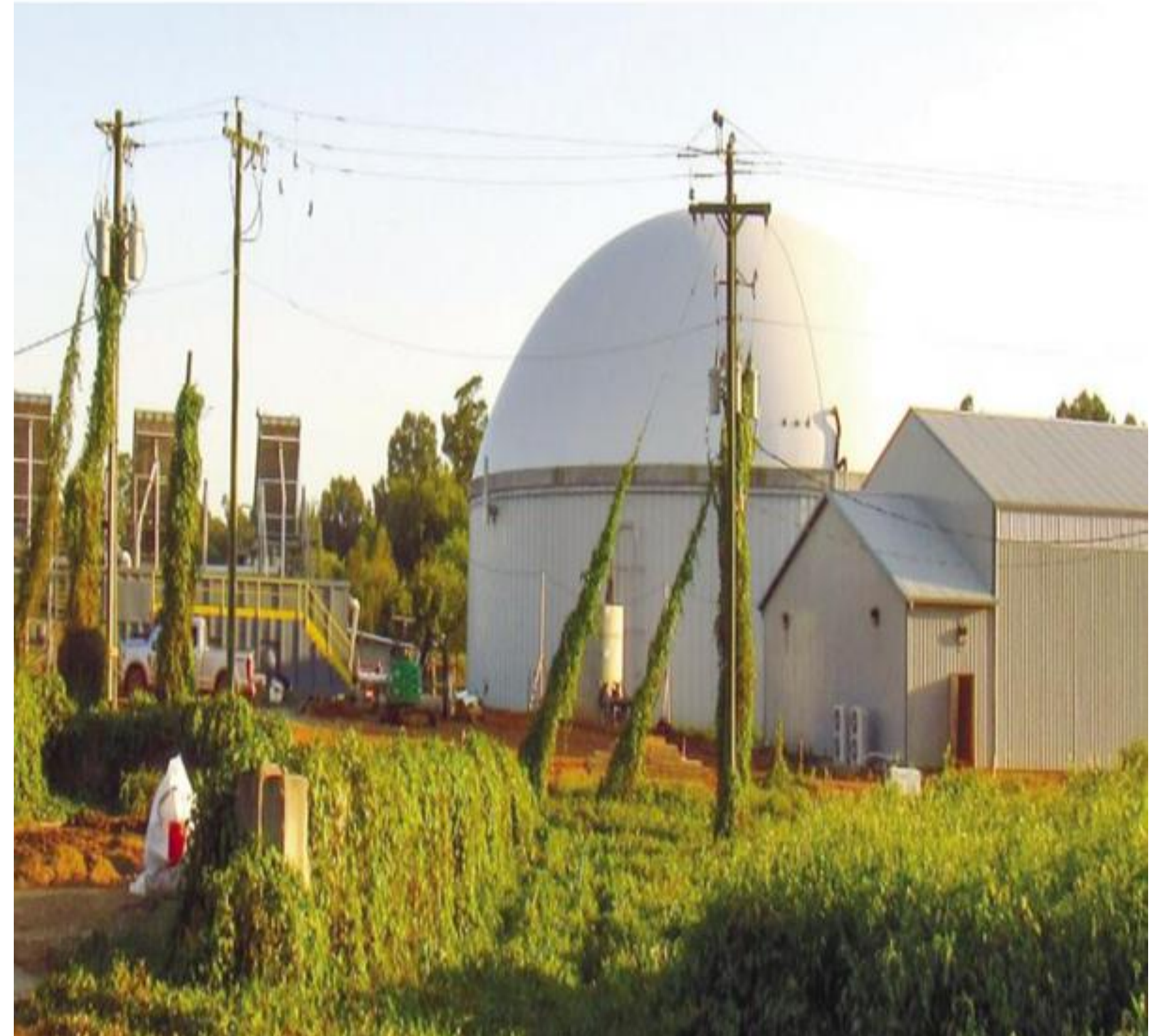
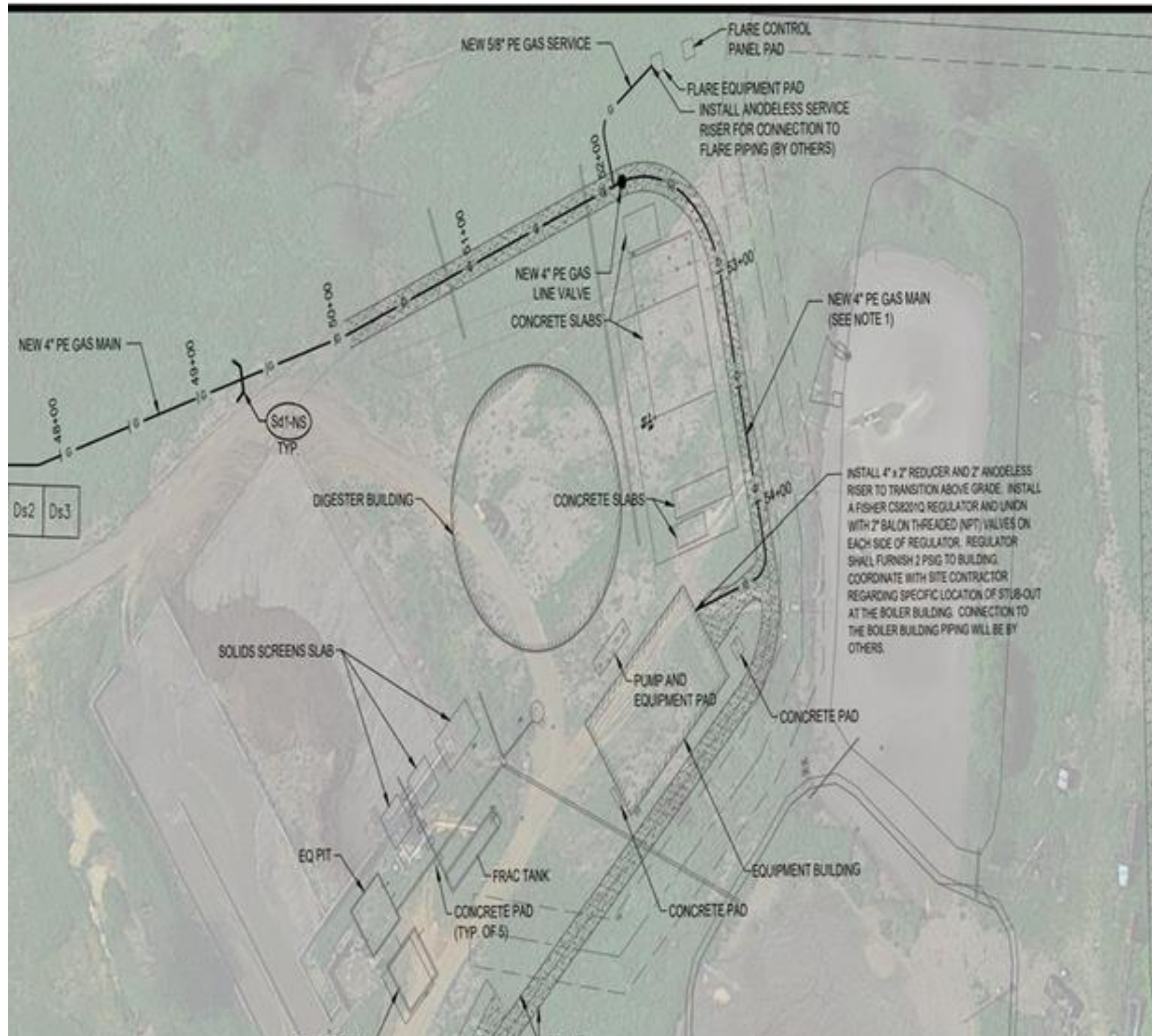
HWY 441 EXPANSION



DAIRY BIOGAS PROJECT



DAIRY BIOGAS PROJECT



DAIRY BIOGAS PROJECT



EATONTON-PUTNAM SENIOR SERVICES

- Home Delivered & Congregate Meals Services
- Daily Center Activities including:
 - Exercise Classes – Low impact & water aerobics; Tai Chi
 - Bingo
 - Arts & Crafts
 - Stitchery
 - Field trips
 - Computer classes
 - Movies
 - Gardening
 - Weekly Inspiration Hour
- Located at 100 Ulysses Rice Court, behind the Plaza Arts Center



EATONTON GICH TEAM

The Georgia Initiative for Community Housing (“GICH”) helps communities create and launch a locally based plan to meet their housing needs.

TEAM MEMBERS

Mayor John Reid, City of Eatonton

Councilmember Janie B. Reid, Chairperson

Vonda Gibson, Executive Director of the Eatonton Housing Authority

Robbie King, President of the Eatonton-Putnam Chamber of Commerce

Tonya Mole, Region 6 Representative for the Department of Community Affairs

Terrence L. Nelson, Code Enforcement Officer for the City of Eatonton

Alex Smith, Government Services Specialist with the Middle Georgia Regional Commission

Gary Sanders, City Administrator for the City of Eatonton

Lauren Singleton, Manager of Eatonton Main Street

Murali Thirumal, Executive Director of Habitat for Humanity Putnam, Inc.



EATONTON GICH TEAM

OBJECTIVES & GOALS

OBJECTIVE 1: Blight Remediation/Prevention

Goal 1: Update the City's housing assessment

Goal 2: Review current blight ordinance for any potential updates

Goal 3: Develop and promote homeowner rehab resources

OBJECTIVE 2: Community Pride/Public Engagement

Goal 1: Quarterly projects

Goal 2: Explore Keep America Beautiful affiliation

Goal 3: Establish litter awareness campaign

Goal 4: Create community buy-in

OBJECTIVE 3: Increasing Affordable Housing for All

Goal 1: LIHTC for Hillside Neighborhood- Public housing authority

Goal 2: Establish a working relationship with Habitat for Humanity of Putnam County

Goal 3: Multiactivity CDBG for specific neighborhood redevelopment projects

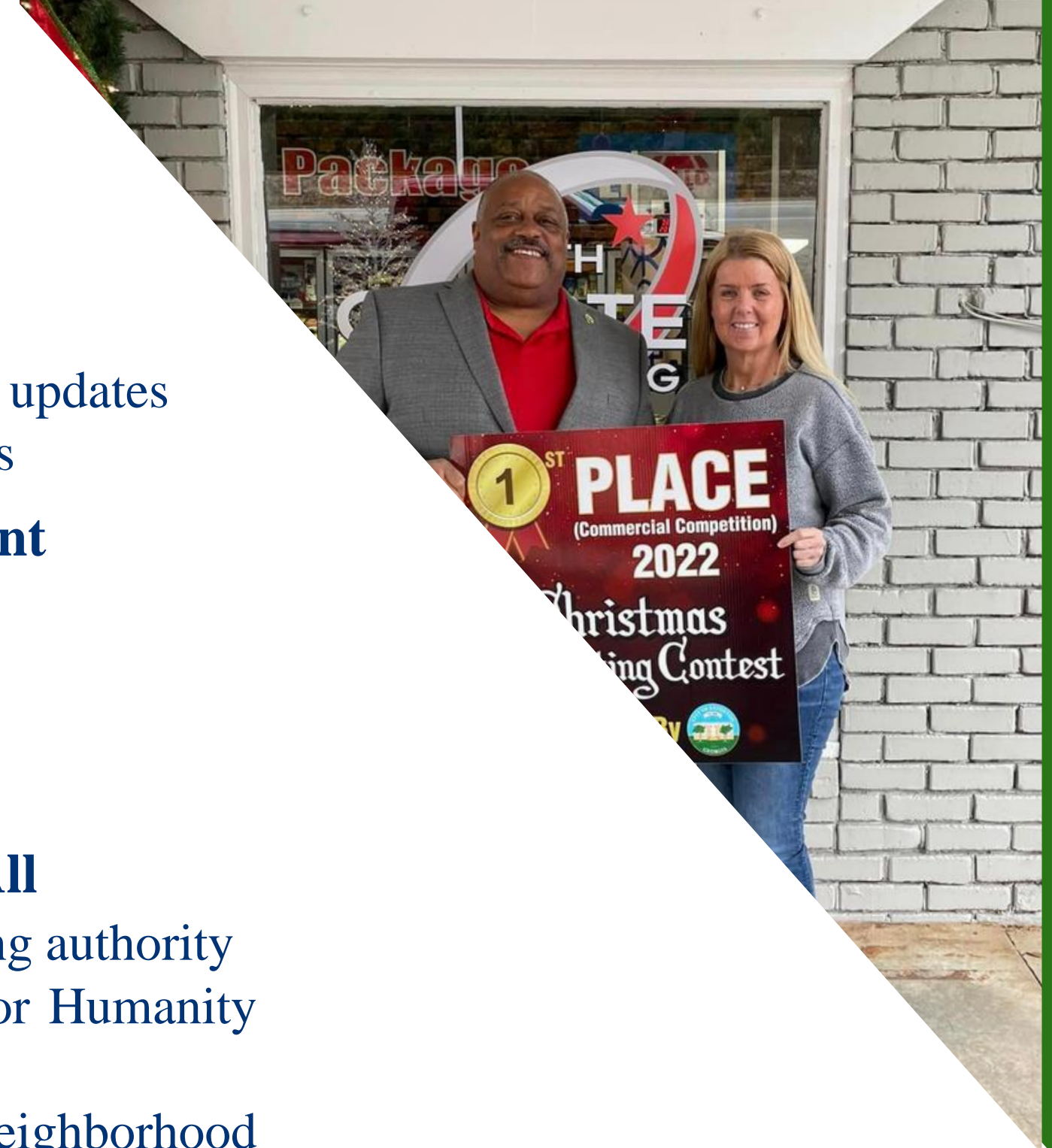
Goal 4: City can help identify buildable sites for development, redevelopment, and demolition

Goal 5: Create a vacant property registration (blight tax, overgrown lots, etc.)

Goal 6: Heir property elimination

Goal 7: Survey and engage with public to assess over all needs

Goal 8: Improve infrastructure throughout community



COMMUNITY HOME INVESTMENT PROGRAM (CHIP) GRANT (\$400,000)



ADDRESSING BLIGHTED PROPERTIES

BLIGHT TAX

Blighted condition designation:

1. Unfit for human habitation or unfit for commercial, industrial, or business use and not in compliance with applicable codes; or
2. Vacant and being used in connection with the commission of drug crimes or other criminal activity; or
3. Constituting an endangerment to the public health or safety because of unsanitary or unsafe conditions; AND
4. Not a dwelling house, which is being used as the primary residence of one or more persons.

No property shall be designated as blighted unless the municipal court or Superior Court enters an order that finds the property in question meets the criteria above. This order constitutes official identification of real property as maintained in a blighted condition.

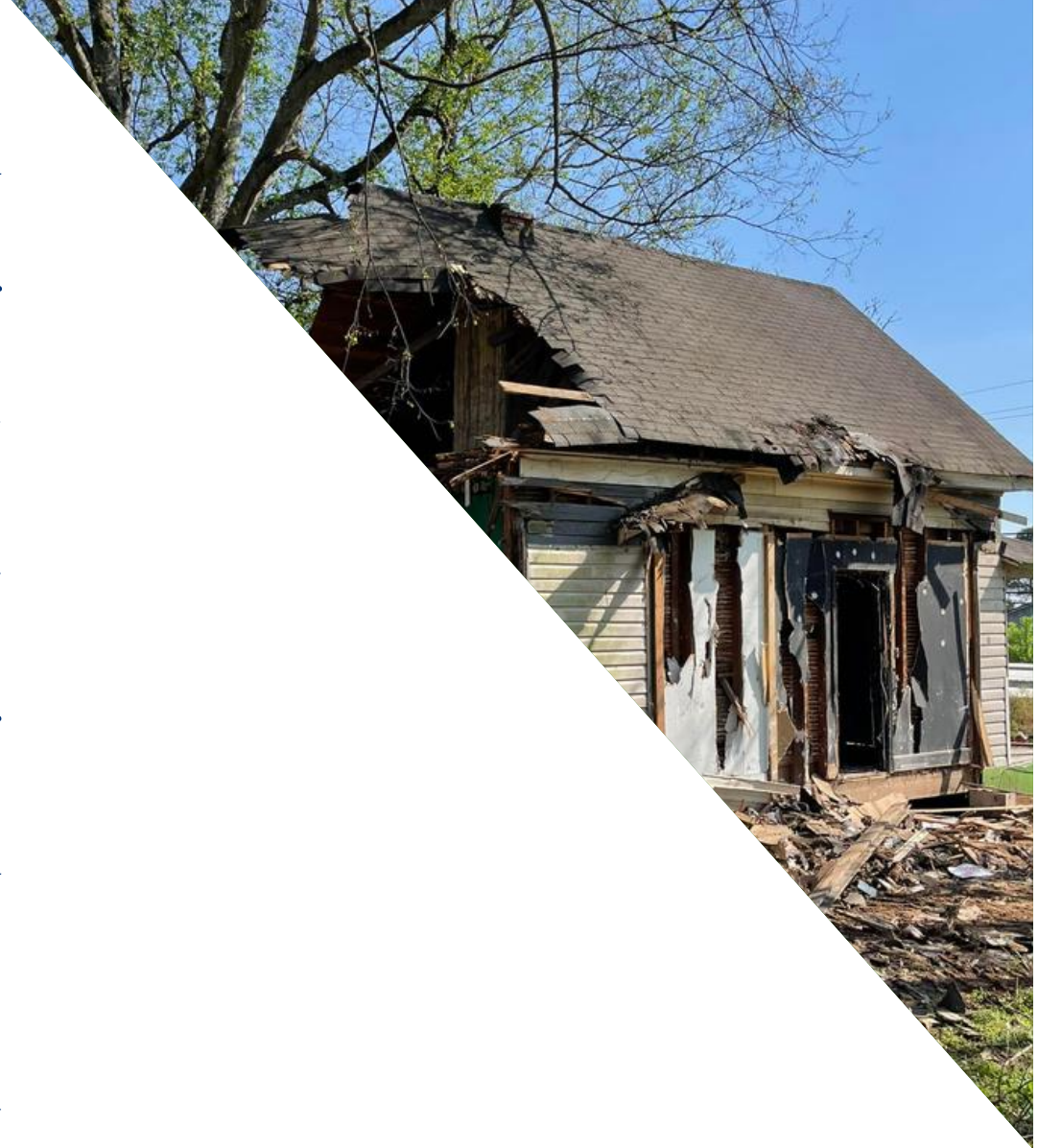
Imposition of increased tax rate:

Property, which has been officially designated as blighted, shall be subject to an increased rate of city ad valorem taxation equivalent to seven times the normal millage rate applied to the property, applied at the time of the issuance of the subsequent tax bill, as provided by general law. The increased rate continues to be applied to all subsequent tax bills until the property's designation as maintained in a blighted condition is removed as provided in this section. This increased rate of taxation and the official identification of the property as blighted remain with the property if transferred to another owner.

Remediation property tax rate:

Property which has had its designation as maintained in a blighted condition removed as provided in this section will become eligible for a decrease in the rate of city ad valorem taxation equivalent to 50 percent of the normal millage rate applied to the property, applied at the time of issuance of the subsequent tax bill, as provided by general law.

This decreased rate is applied to three years' tax bills.



The City of Eatonton requested assistance from the Middle Georgia Regional Commission (MGRC) with completing a building assessment as part of the city’s plan to address blight and implement the city’s housing plan developed as an alumni community of the Georgia Initiative for Community Housing. The purpose of the 2022 Eatonton Building Condition Survey is to assess substandard and dilapidated buildings within the city limits. The information gathered will then be used by the City of Eatonton to aid in its efforts and strategies focused on deterring future instances of blight while cleaning up properties that have become substandard or dilapidated. This study includes an inventory of all residential, commercial, institutional (churches, schools, and government), and industrial structures visible from a public roadway. Buildings are rated based on a five-tier scale.

Local data collection took place between April 28, 2022, and September 2, 2022. Within the city limits, 2,588 buildings were assessed. Of these buildings, 2,292 were identified as residential structures¹ and 296 as non-residential structures. The condition of structures is broken down in the following tables and later the main text of this report.

Table 1: Residential Structural Conditions

	Excellent	Good	Average	Distressed	Failing	Total
Number of structures	649	1,083	386	95	79	2,292
Percentage of structures	28.3%	47.3%	16.8%	4.2%	3.4%	100%

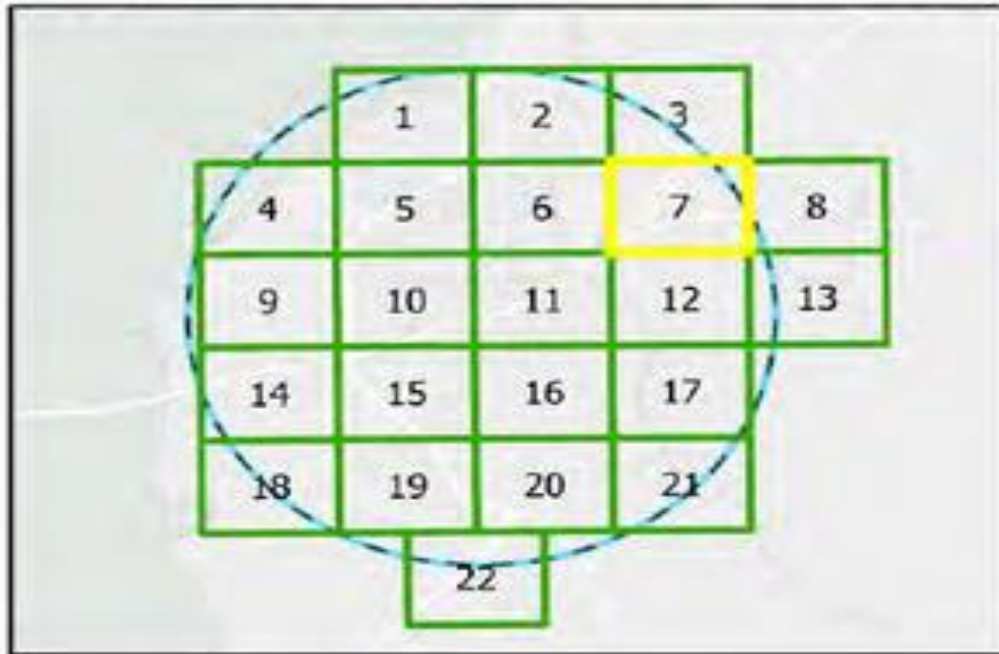
Table 2: Non-Residential Structural Conditions

	Excellent	Good	Average	Distressed	Failing	Total
Number of structures	87	154	40	12	3	296
Percentage of structures	29.4%	52.0%	13.5%	4.1%	1.0%	100%

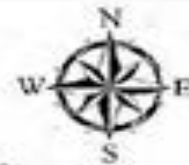
In general, the City of Eatonton does have parts of the community that struggles with issues of blight, and the number of deteriorating structures is not insignificant. With that said, Eatonton fares better than some other rural cities that may lack the resources of their larger neighbors. Among other communities that have undertaken similar studies, Eatonton is near the average. Perhaps most importantly, Eatonton has made significant progress since 2012, when the city last conducted a housing study. At that time, 16.8 percent of residential structures were either dilapidated (failing) or substandard (distressed). **Today, that number is down to 7.3 percent.**

The result is one in which Eatonton should take pride, as it indicates that the city’s efforts to combat blight have shown success and that housing conditions are trending in the right direction.

City of Eatonton, GA: Property Assessment - Map 7



Legend



Structure Condition

- Excellent
- Good
- Average
- Distressed
- Failing

Structure Condition

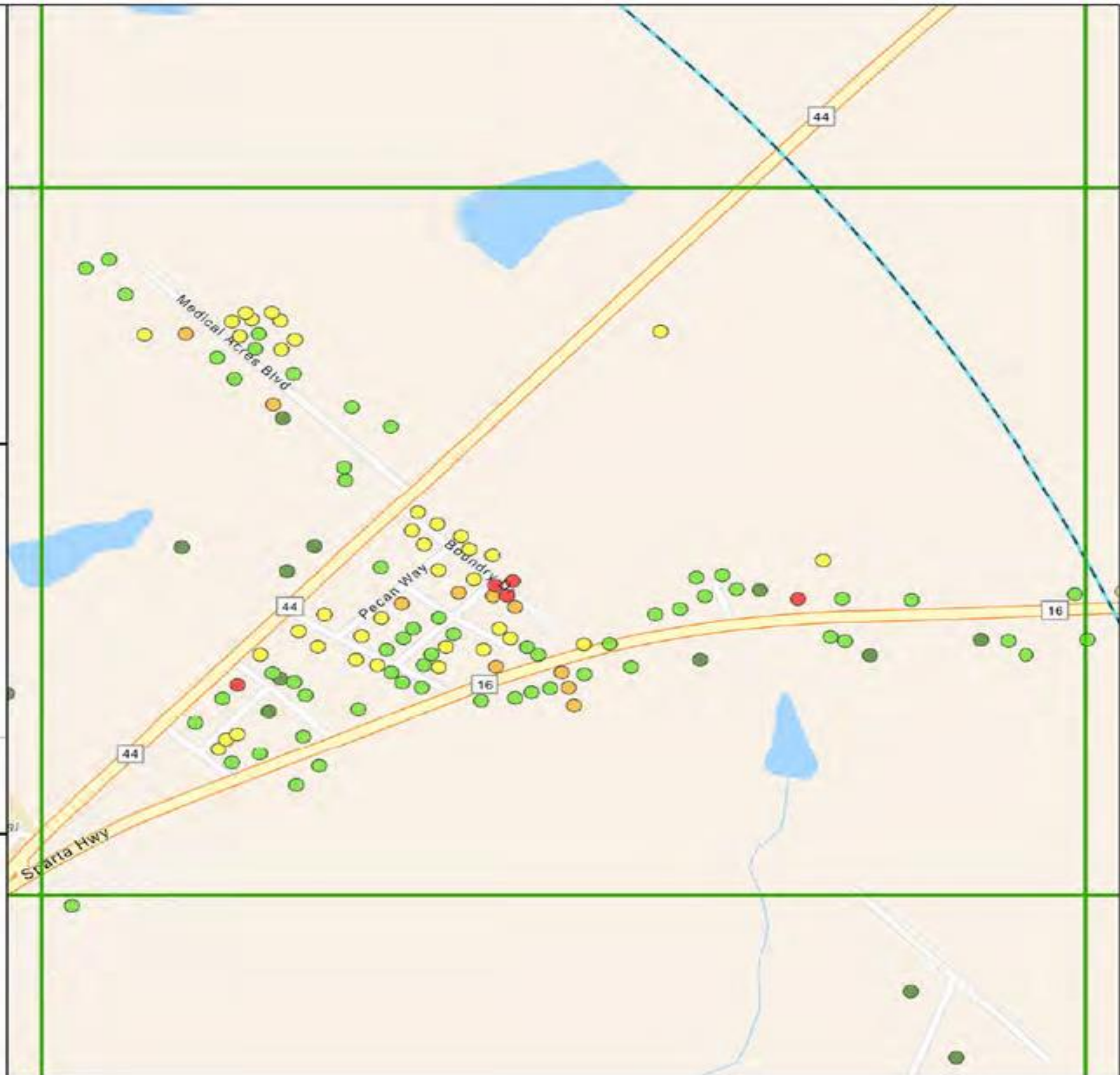
- △ Commercial
- Industrial
- Mobile-Home
- ☆ Multi-Family
- ◇ Single-Family

Grid Index

Eatonton Boundary

0 0.1 0.2 0.3 0.4
Miles

This map was created in December 2022 for general planning purposes only. Refer all questions regarding data accuracy and availability to the MGRC. Service Layer Credits: Esri, HERE, Garmin, SafeGraph, METI/ NASA, USGS, EPA, NPS, USDA, Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



406 views
Published on December 14, 2021

SHARE



Ward 1

- Blight Tax Levied (2020)
- Blight Tax Levied (2020)
- Option #3
- TAX EXEMPT
- Option #4
- Option #5
- Option #6

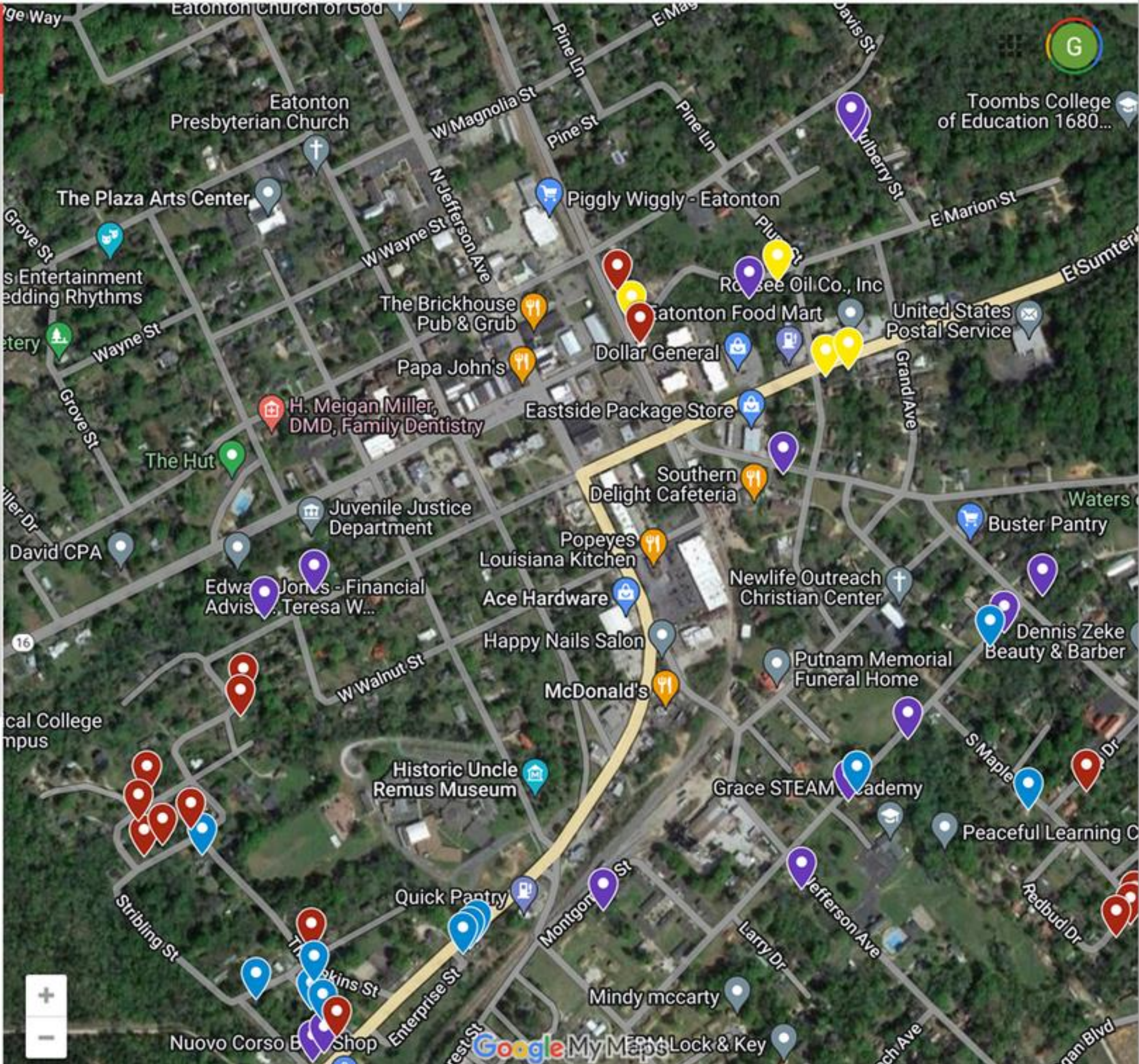


Ward 2

- Blight Tax Levied (2020)
- Blight Tax Levied (2020)
- Option #3
- Option #4
- ... 17 more



Ward 3



SUCCESSFUL BLIGHT REMEDIATION

BEFORE



AFTER



SUCCESSFUL BLIGHT REMEDIATION

BEFORE



AFTER



SUMTER STREET STATION APARTMENTS

BEFORE



AFTER



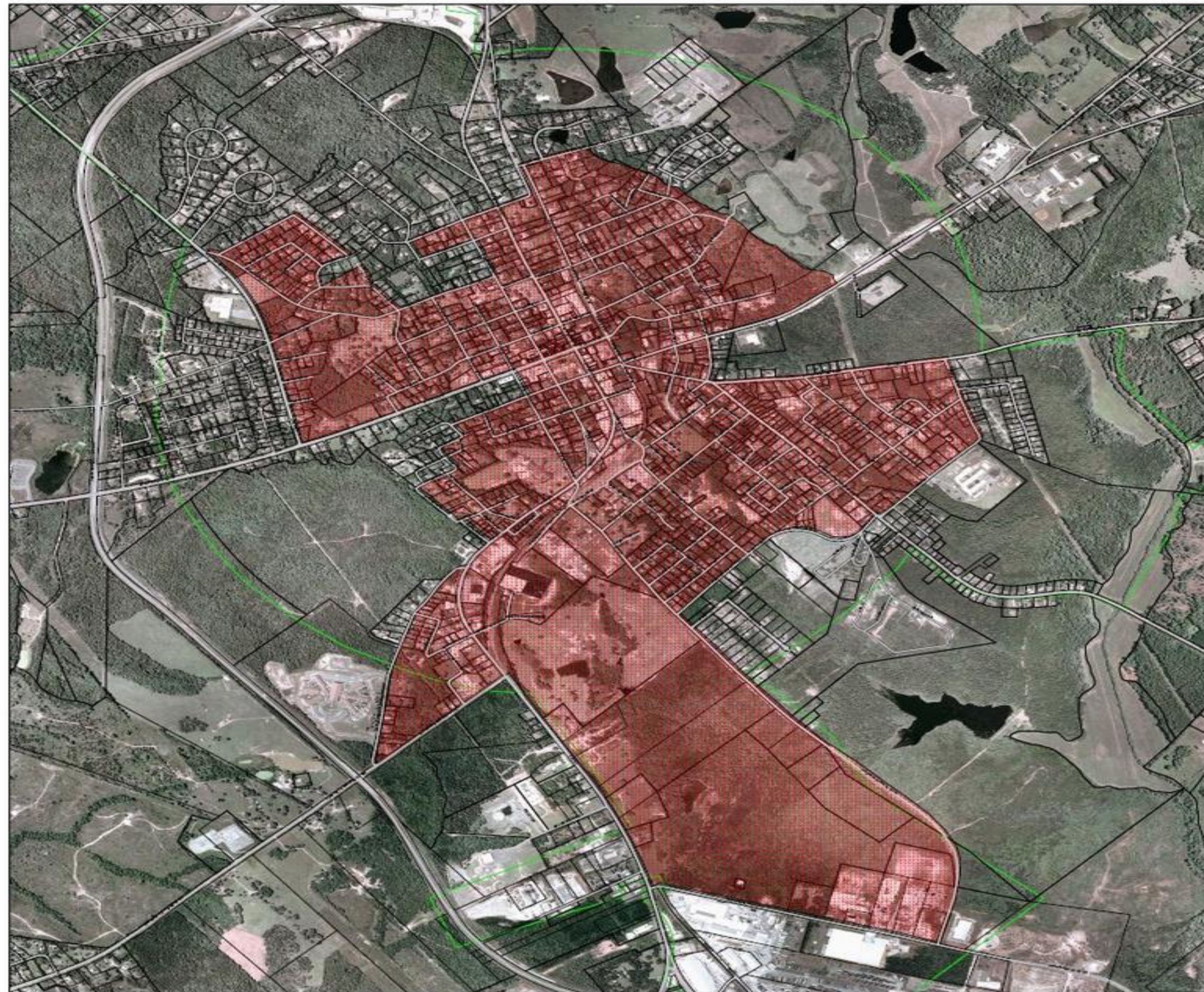
EATONTON DOWNTOWN DEVELOPMENT AUTHORITY

ABOUT US

Downtown development authorities are used in cities throughout Georgia as a mechanism to revitalize and redevelop municipal central business districts. The Eatonton DDA may accept grants and apply for loans. It can also own, acquire and improve property, and is empowered to enter into contracts and intergovernmental agreements. The DDA also has the authority to issue revenue bonds. There are seven board members who serve four year terms. The Eatonton DDA was formed in 2008.

MEMBERS

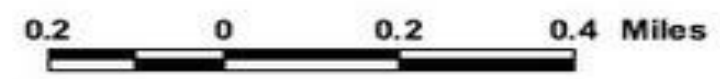
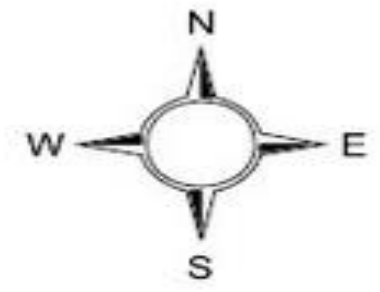
(Chair) Teresa Doster
Scott Reaves
Roddie Anne Blackwell
Cooper Rainey
Steve Sinclair
Lisa Jackson
Walt Rucker III



City of Eatonton Downtown Development Authority Boundary Map

Legend

-  Eatonton DDA Boundary
-  Tax Parcels
-  City of Eatonton
-  Roads



This map was created by the Middle Georgia Regional Development Center. This map is an approximate and is intended for general planning purposes only.

Geographic features represented in this map were derived from digital, spatial data compiled from the Georgia GIS Data Clearinghouse at www.gis.state.ga.us.

January 26, 2009



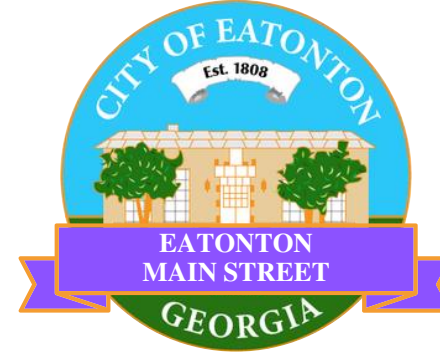












EATONTON MAIN STREET

MISSION

To preserve and to enhance the historical and the cultural character of Eatonton through economic development.

VISION

Downtown Eatonton will be thriving and beautiful, rich in culture and heritage, sustained by community support.

ABOUT US

Eatonton Main Street represents and promotes the diversity of our downtown businesses and supports organizations and individuals that have an interest in or ownership of them.

We share both a commitment to place and to building a stronger community through preservation-based economic development by using the [guiding principles](#) of Design, Promotion, Organization, and Economic Vitality developed by the National Trust For Historic Preservation.





EATONTON MAIN STREET

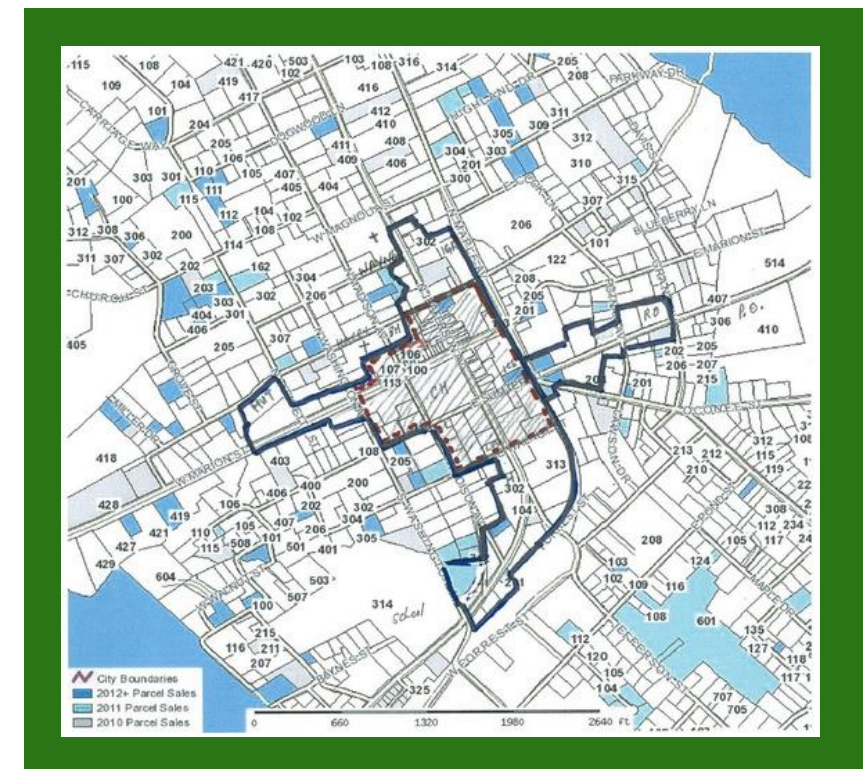
DISTRICT

The boundary of the downtown business district is as follows:

This area shall encompass the downtown area around the Courthouse Square and shall be bounded as follows:

- On the South by Oak Street
- On the East by Grand Avenue
- On the West by N. Lafayette Street
- On the North by the intersection of N. Jefferson Avenue and N. Maple Avenue

Any property on the road frontage and the interior area is considered the downtown business district and are subject to this district's requirements. All of these areas surround the Courthouse Square.



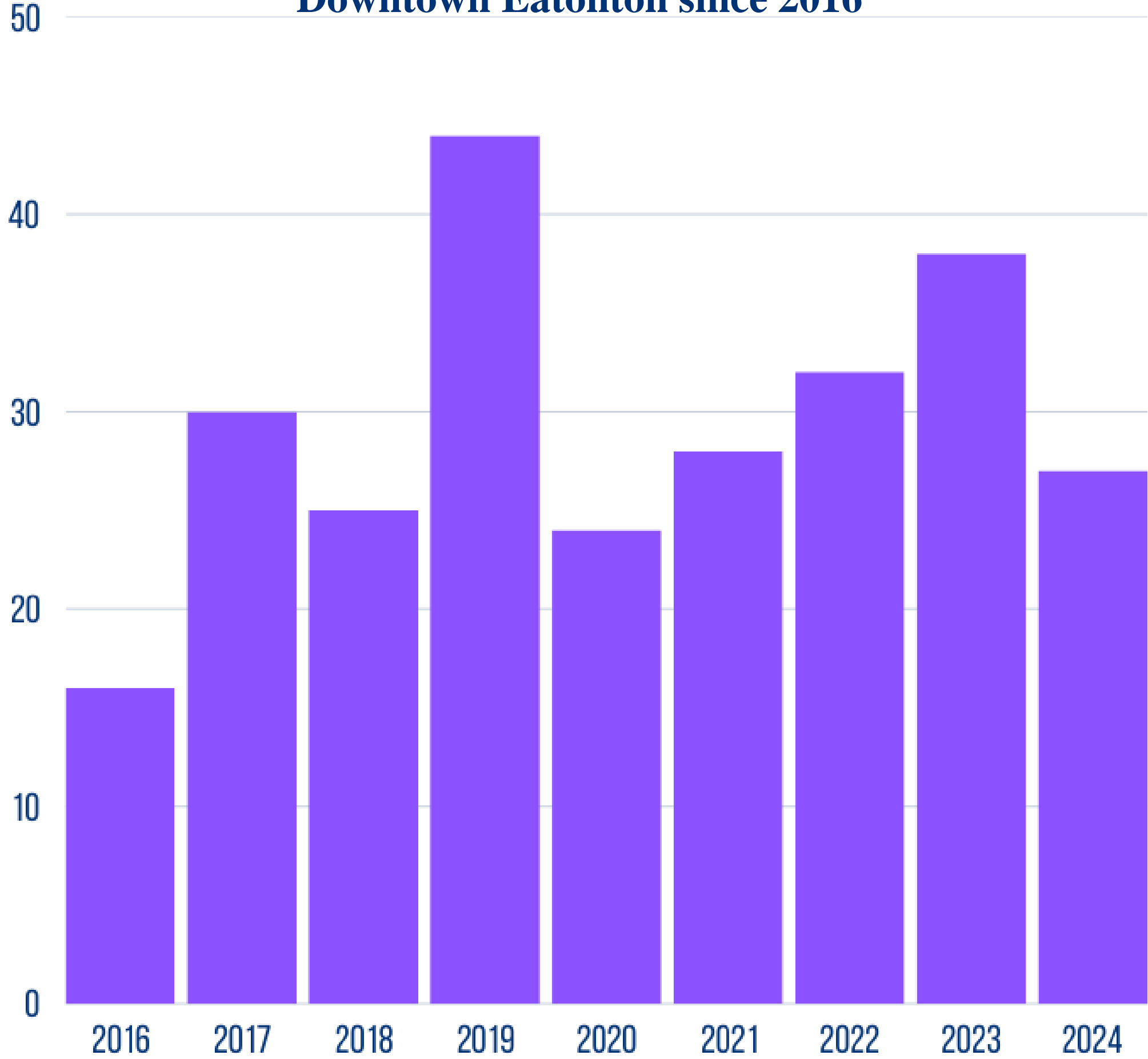
EVENTS IN DOWNTOWN EATONTON

Eatonton Main Street hosted the following events in 2024:

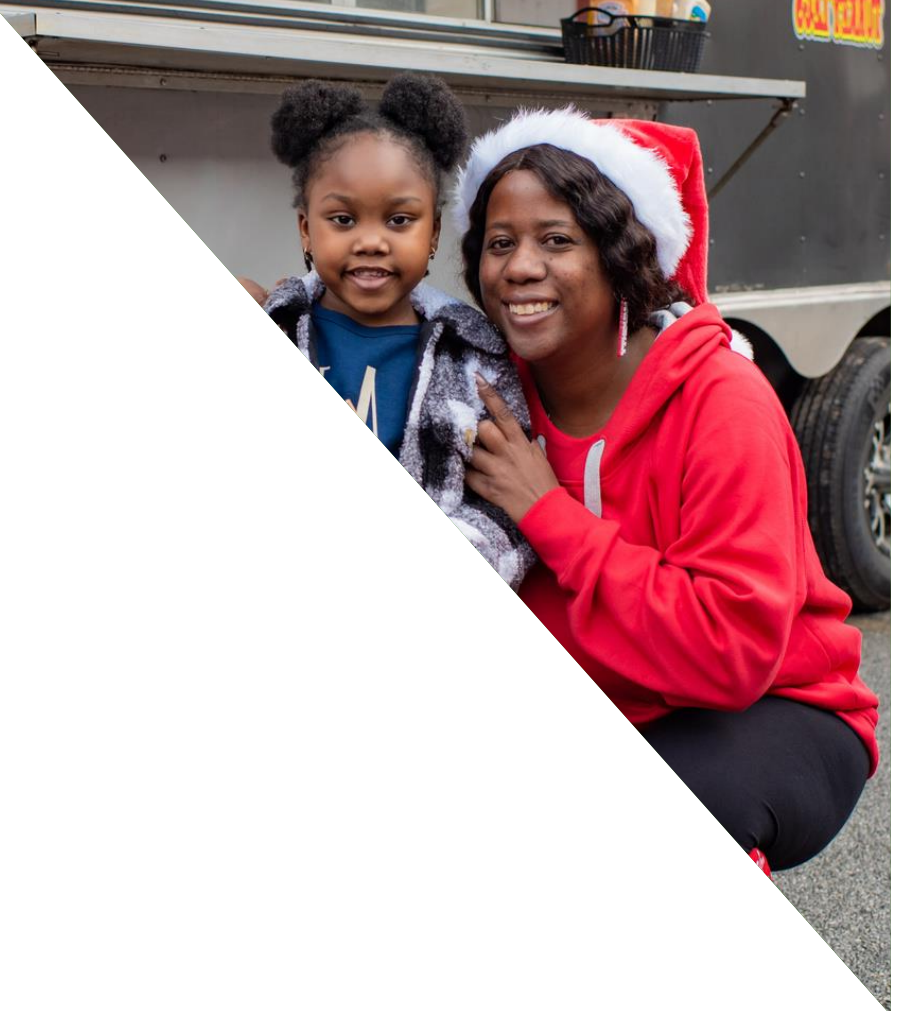
- Business Education Expo (March)
- Magnolia Market & Chalk Walk (April)
- The "Peg Leg" Howell BBQ & Blues Festival (May)
- Dairy Festival (June)
- An Evening in Eatonton (June)
- Downtown GetDown Concert Series (June-September)
- Scarecrow Contest & Showcase (October)
- An Evening in Eatonton (October)
- Eatonton Mistletoe Market (November)
- Small Business Saturday (November)
- A Christmas Evening in Eatonton (December)
- Christmas in Eatonton Market & Parade (December)



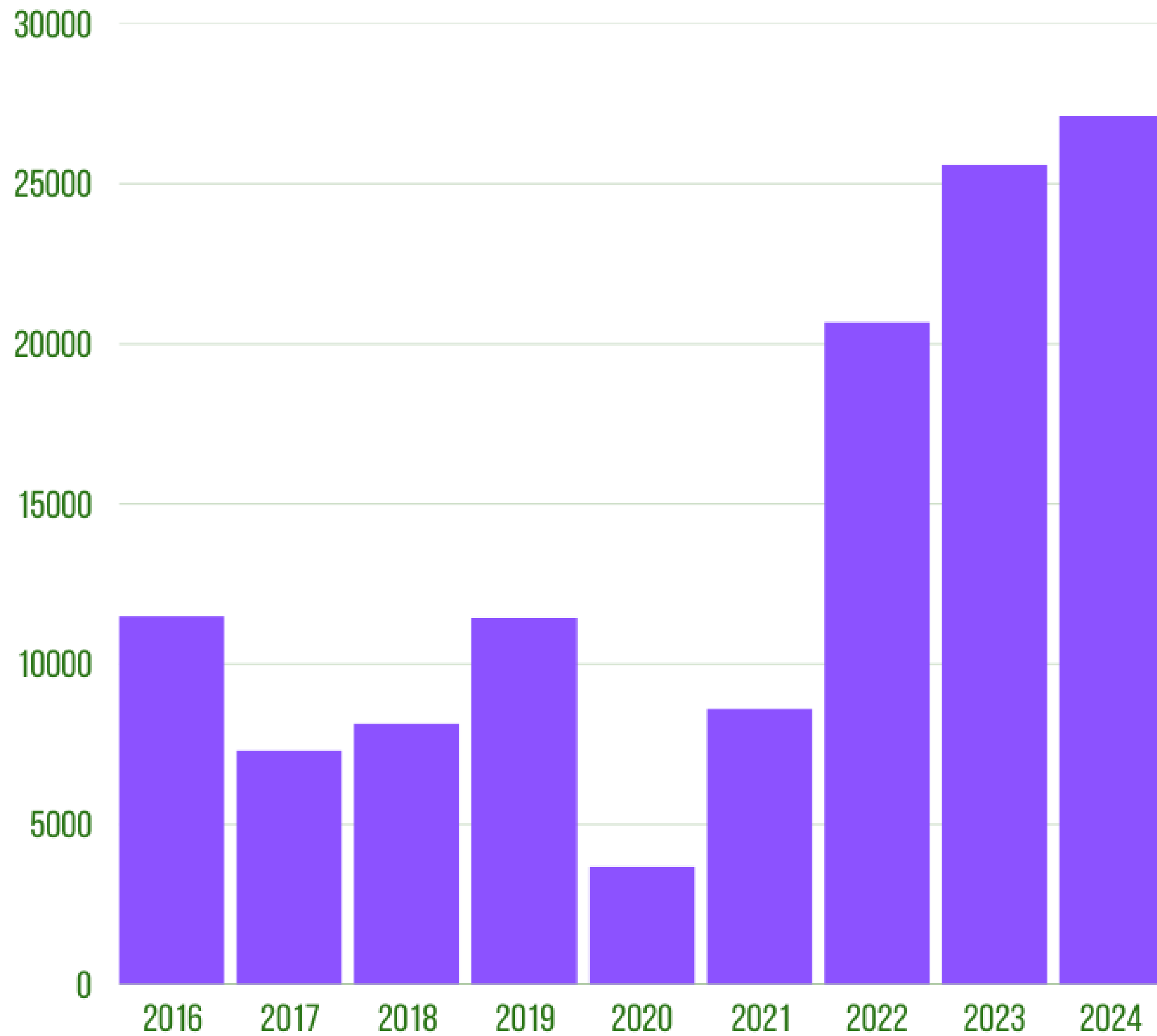
Number of Events in Downtown Eatonton since 2016



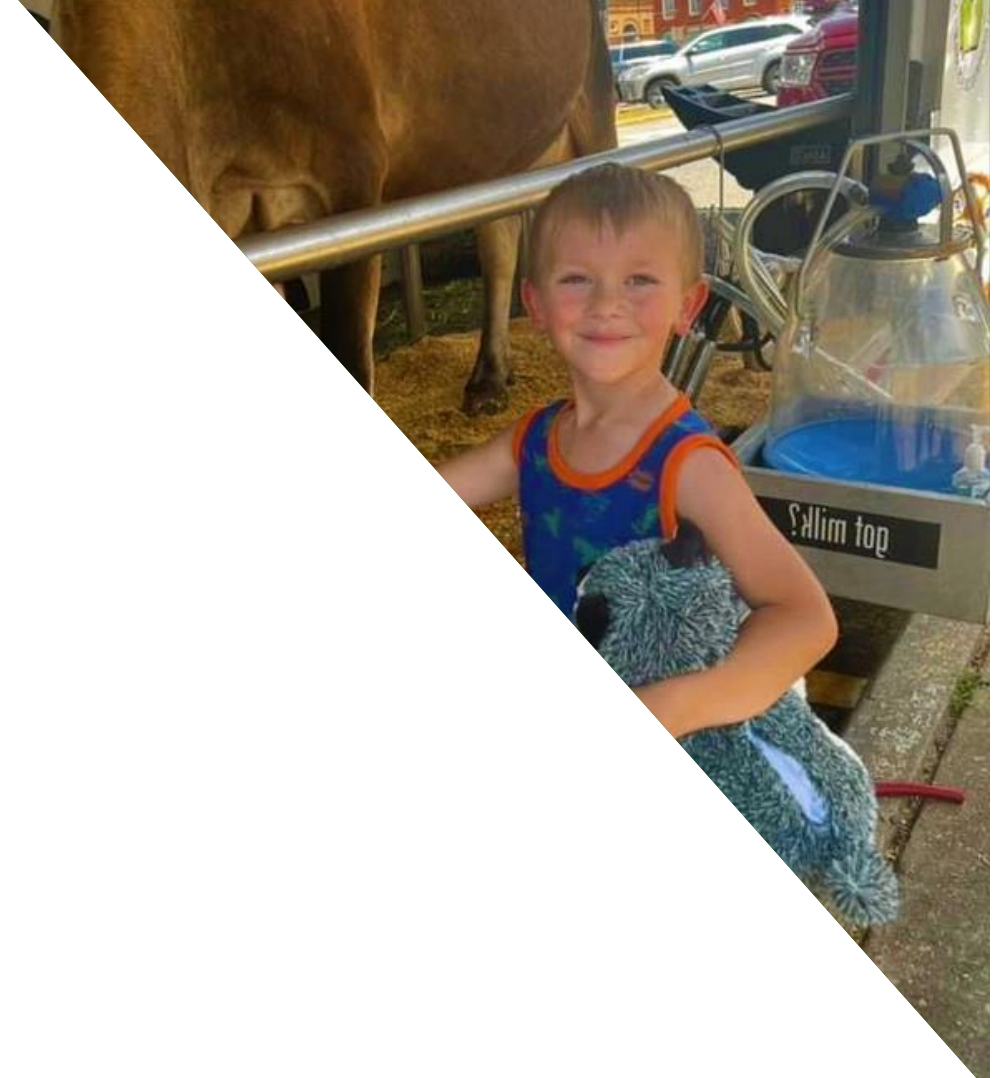
**As of November 30, 2024*



Attendance at Events in Downtown Eatonton since 2016



**As of November 30, 2024*



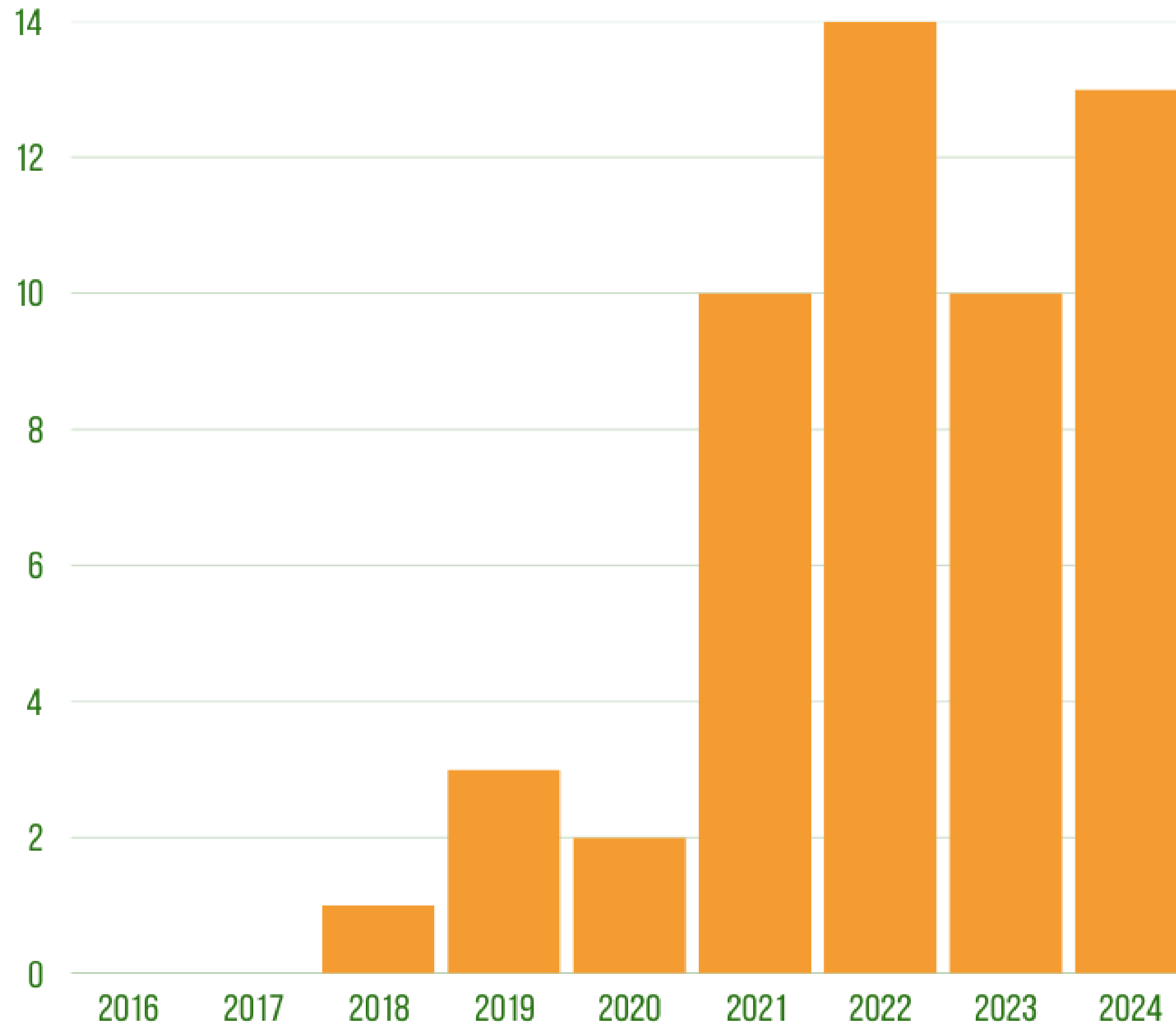
PUBLIC IMPROVEMENT PROJECTS IN DOWNTOWN EATONTON

Eatonton Main Street completed the following public improvement projects during 2023:

- Spring and Fall flowers in the planters along the sidewalks
- Pressure washing the sidewalks
- Facade Grants awarded to the following businesses:
 - Colonial State Holdings
 - Dr. Meigan Miller Family Dentistry
 - El Cazador Mexican Restaurant
 - Georgia Writers Museum
 - Papa Johns Pizza
 - Pretty Girlz Fitness
 - Seeking Slow Interiors
 - Taylor Flowers & Gifts
 - The Workers Wellness Clinic
- Christmas lights along the rooflines of the downtown buildings



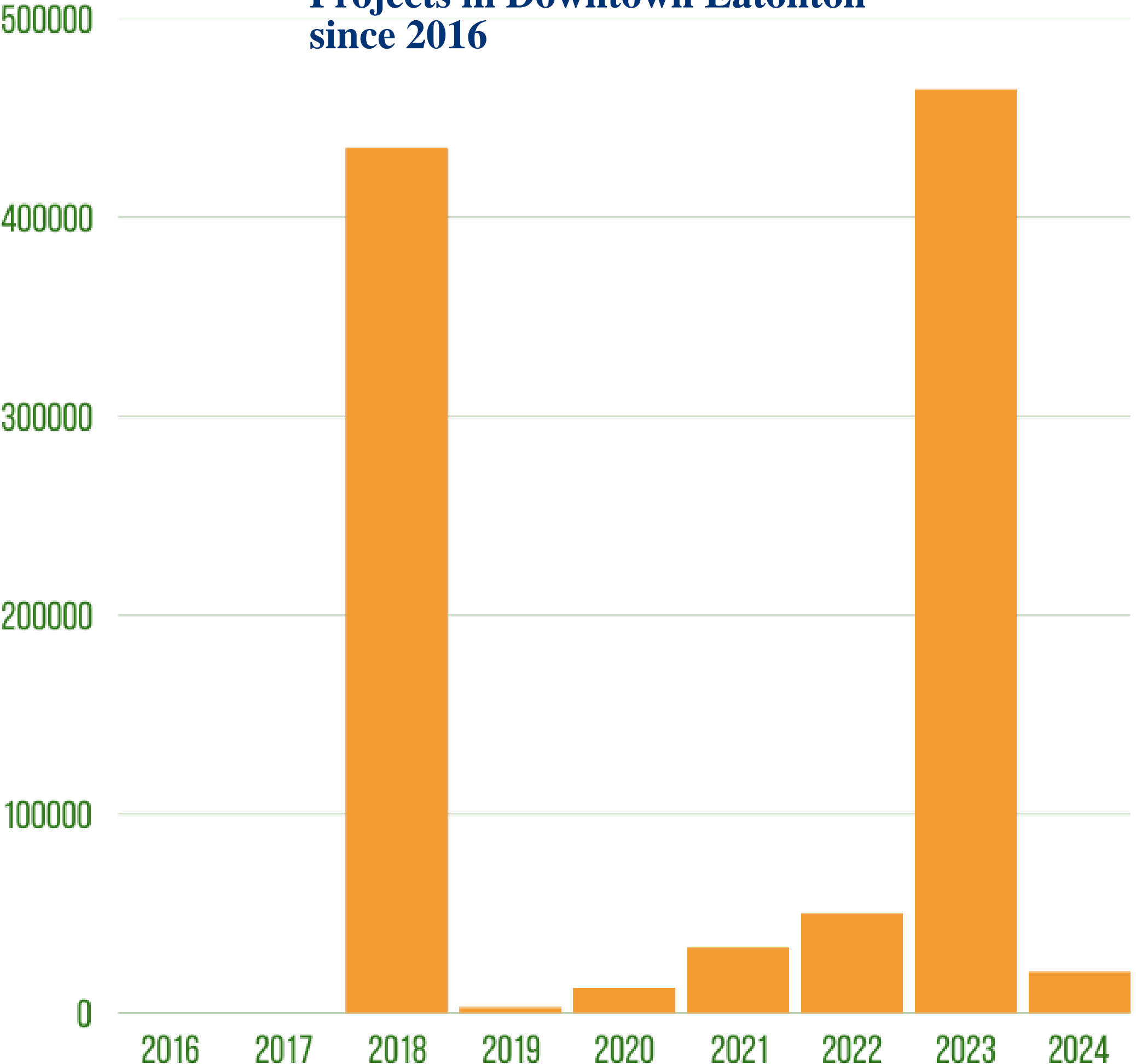
Public Improvement Projects in Downtown Eatonton since 2016



**As of November 30, 2024*



Total Cost of Public Improvement Projects in Downtown Eatonton since 2016



**As of November 30, 2024*



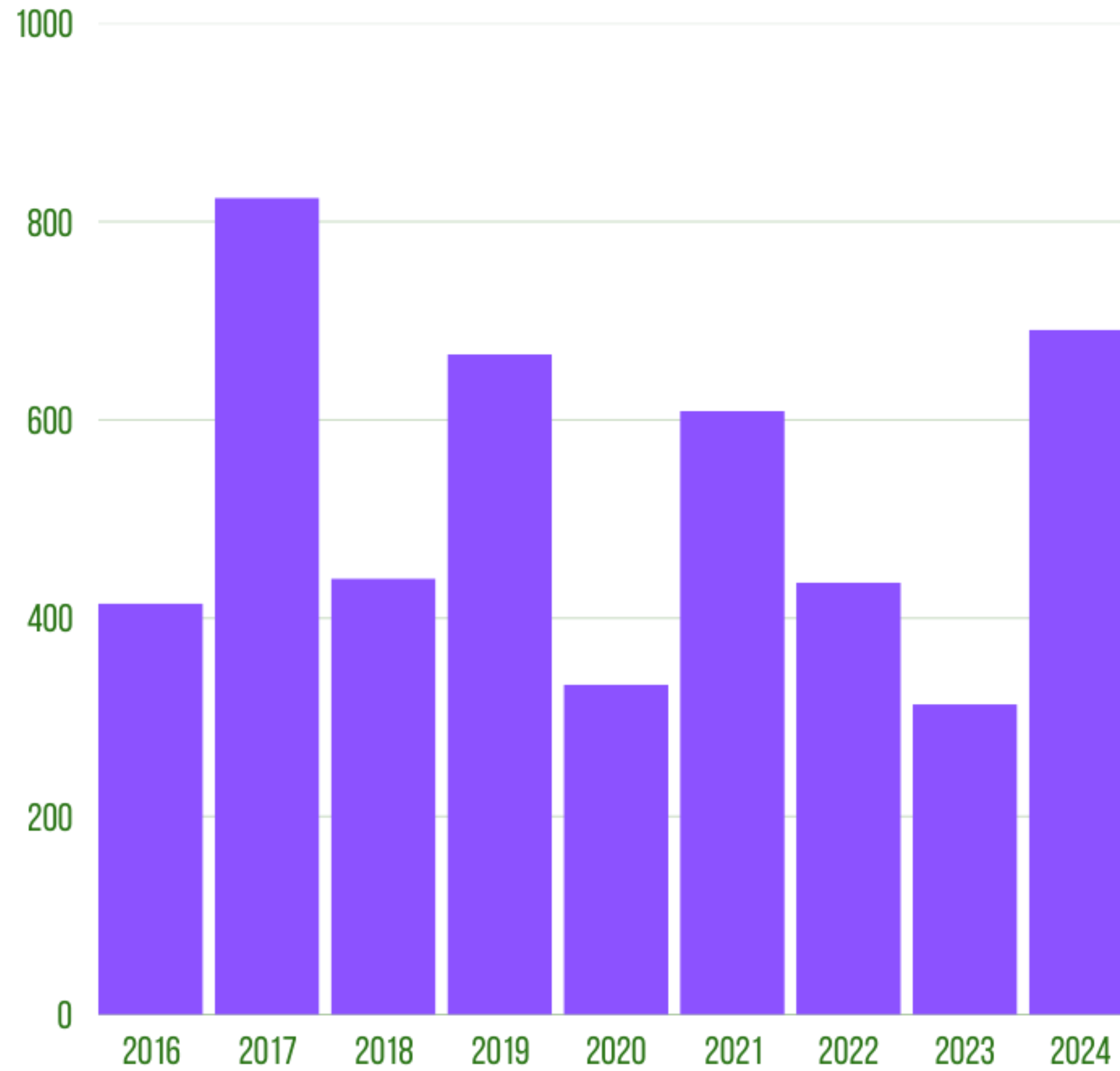
PARTNERS WITH EATONTON MAIN STREET

Eatonton Main Street partnered with the following entities on projects during 2024:

- DNP Photography
- Eatonton-Putnam County Chamber of Commerce
- Fall Line Brewing Co.
- Farmers and Merchants Bank
- Georgia Power
- Great Estates Landscaping
- Hickory Hill Nursery & Landscape Supply
- Oconee Radio Group
- Pilot Club of Eatonton
- Purgatory Ironworks
- Putnam County Department of Planning & Development
- Putnam County High School
- Putnam Development Authority
- Putnam Reads, Inc.
- Rich on Cyber
- Ms. Stella's
- Smith Communications
- Taylor Flowers & Gifts
- The Artisans Village Art Gallery
- The Plaza Arts Center
- Visit Eatonton



Volunteer Hours with Eatonton Main Street since 2016



**As of November 30, 2024*



NEW BUSINESSES IN DOWNTOWN EATONTON

The following businesses opened in Downtown Eatonton during 2024:

- Create.Mental.Beauty Salon
- LVLTen Salon
- Goldie & Co.
- Lilac Lash Lounge
- Tipsy Turtle Bar & Grill
- El Catrín Taquería
- The Worker's Wellness Clinic
- Tasty Wings & Seafood
- Salty Claw Seafood Kitchen

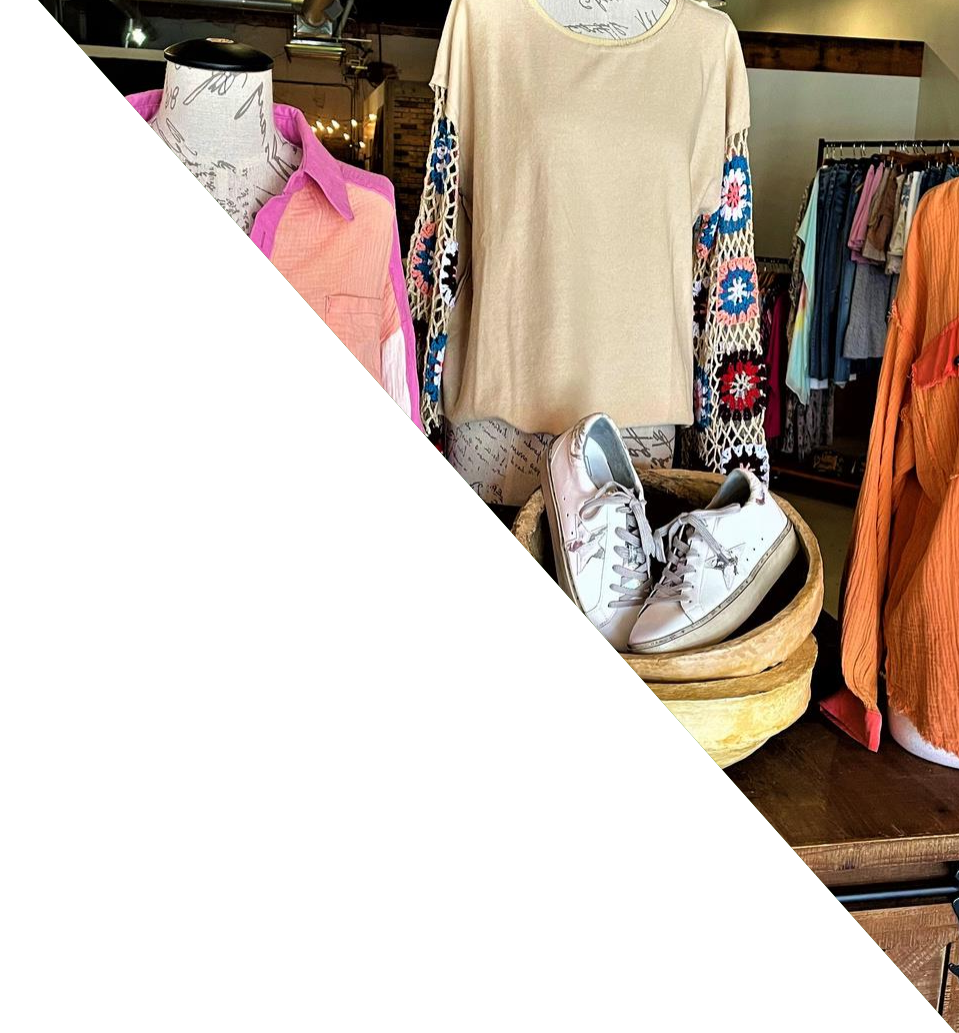
26 new jobs were created during 2024.

CLOSED BUSINESSES IN DOWNTOWN EATONTON

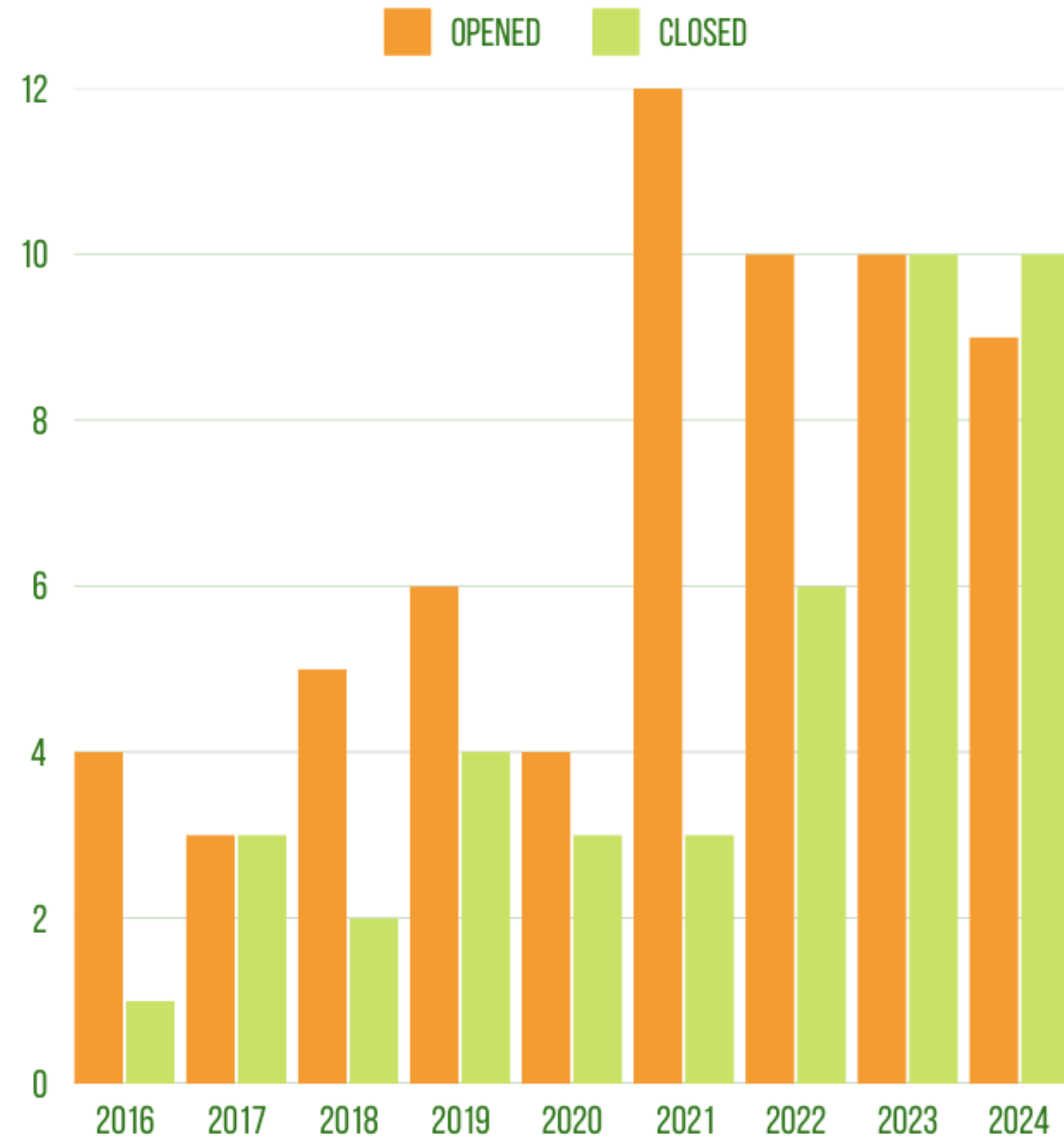
The following businesses closed in Downtown Eatonton during 2024:

- LumberJaxe Axe Throwing Hall
- The Brickhouse Pub and Grub
- Scrub Up
- Ferguson Tire
- Patchwork Fabrics & Gifts
- Ruth's Stop-N-Shop
- A1 Action Cash Title Pawn
- Nina's Beauty Supply
- Goldie & Co.
- Eatonton Kidney Center

31 jobs were permanently lost during 2024.



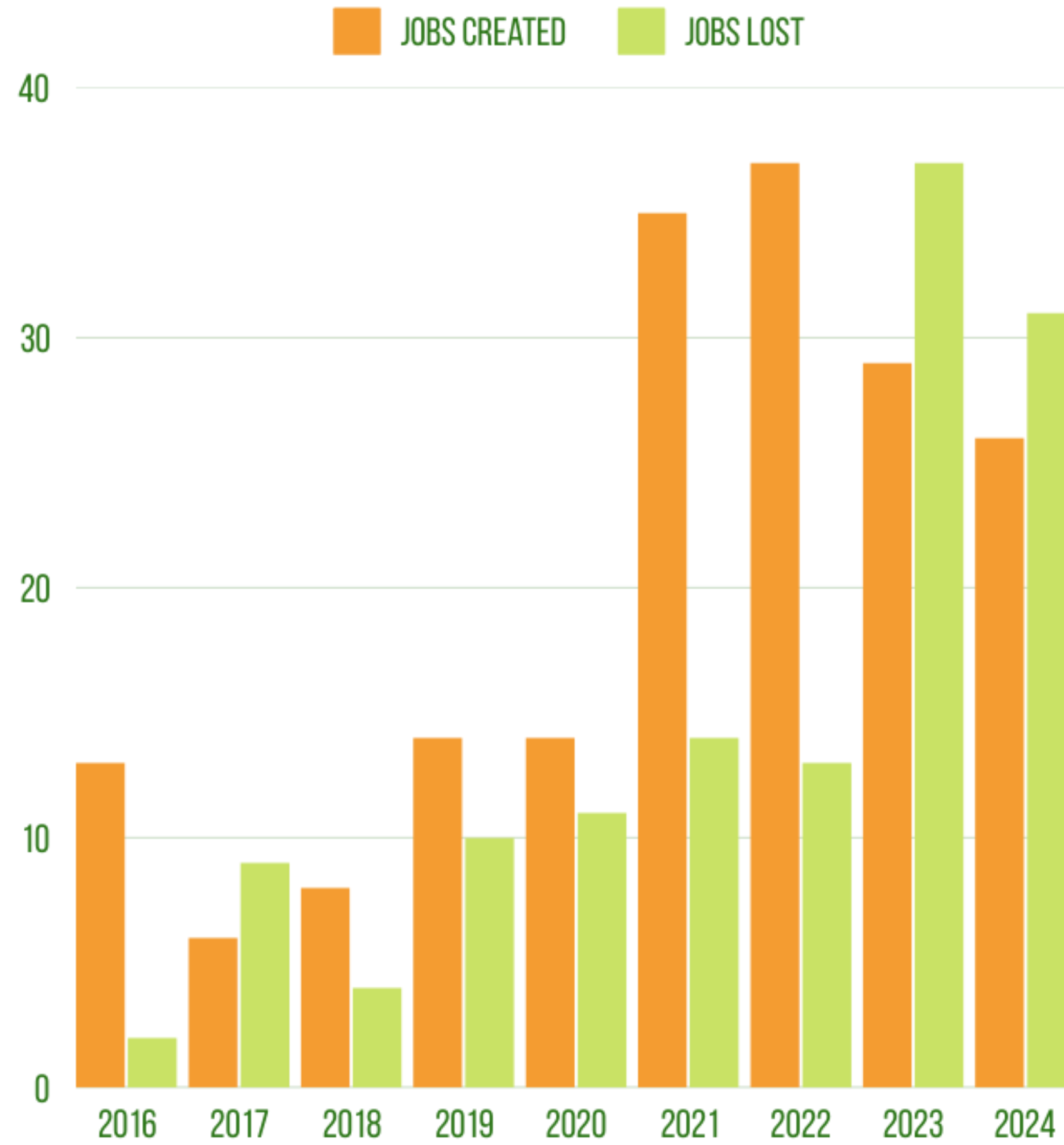
Businesses in Downtown Eatonton since 2016



**As of November 30, 2024*



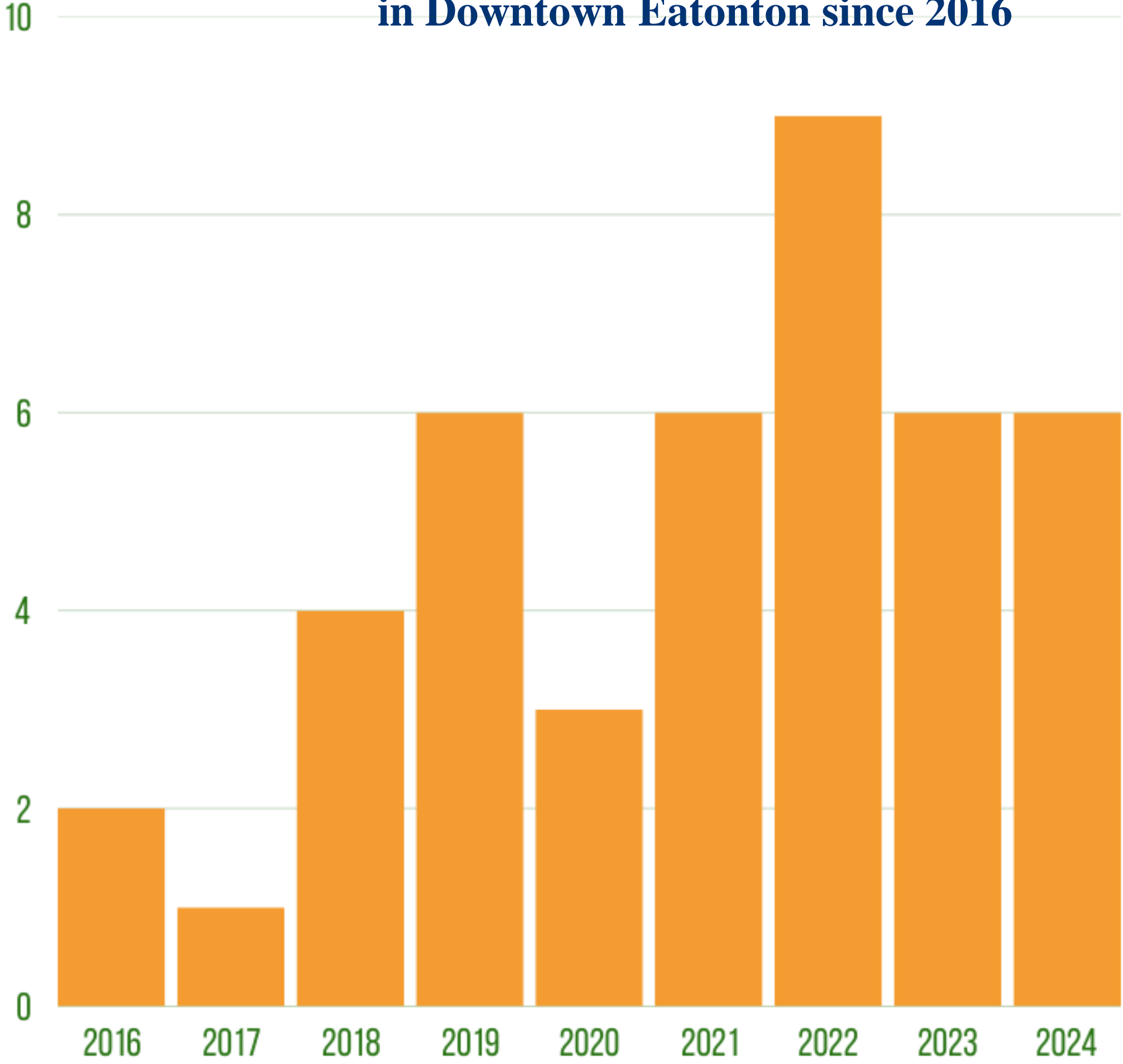
Jobs in Downtown Eatonton since 2016



**As of November 30, 2024*



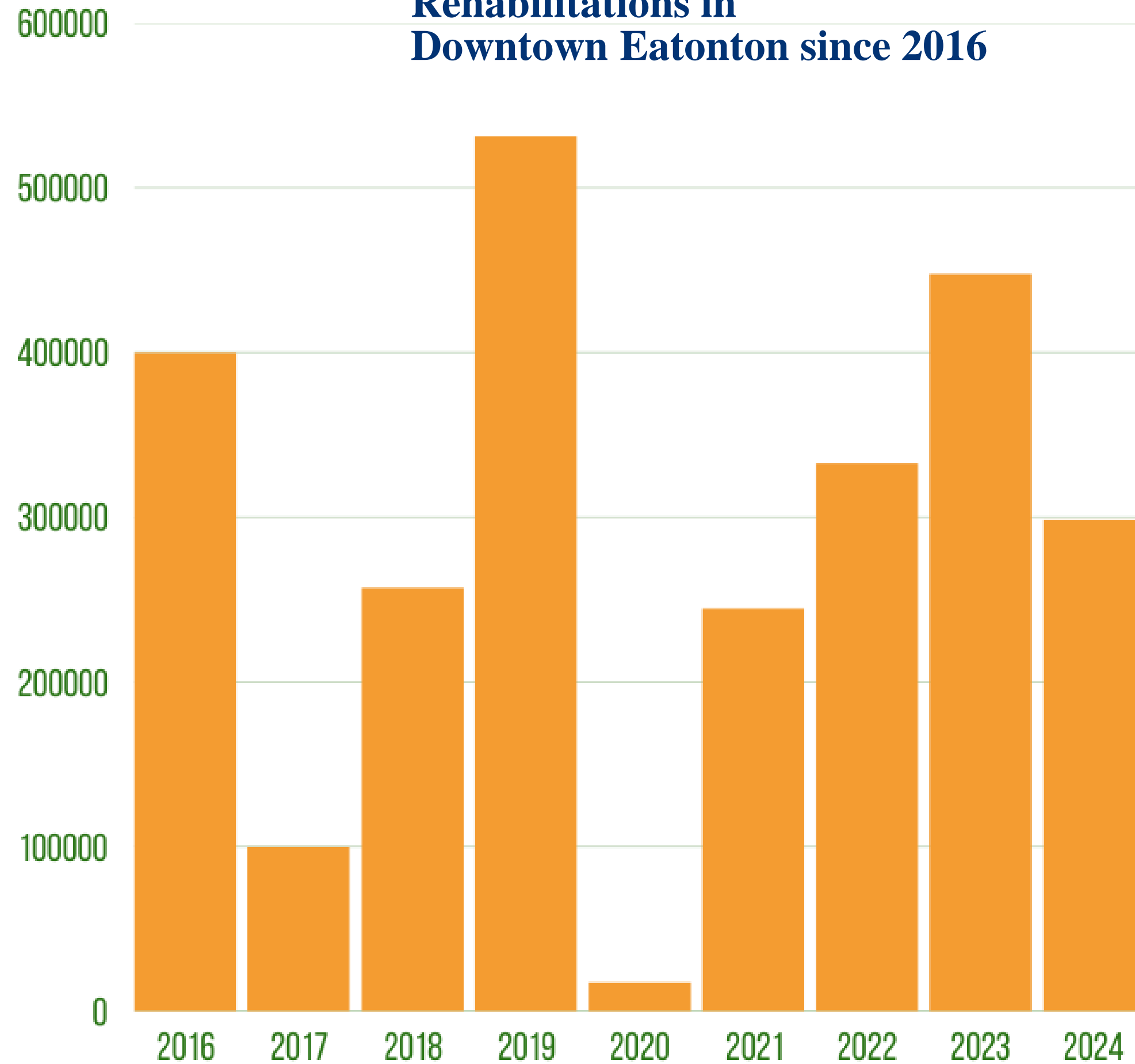
Completed Building Rehabilitations in Downtown Eatonton since 2016



**As of November 30, 2024*



Total Cost of Building Rehabilitations in Downtown Eatonton since 2016



**As of November 30, 2024*



INCENTIVES FOR BUSINESSES IN DOWNTOWN EATONTON

The following incentives are available to all businesses in Downtown Eatonton:

- Weekly emails on Mondays with “Merchant Only” information.
- Access to the closed Facebook group only for downtown business owners.
- Business listing on www.DowntownEatonton.com.
- Business advertisement on the Downtown Eatonton social media.
- Business advertisement in the Public’s weekly newsletter.
- Ability to take part in the [Arts & Entertainment District](#), if your business is located within the Arts & Entertainment District.
- Free booth space at any of the Eatonton Main Street events, except for the Scarecrow Contest & Showcase.
- Façade Grants
- Downtown Development Revolving Loan Fund
- State Historic Preservation Tax Incentives
- Federal Historic Preservation Tax Incentives
- Rural Business Development Grants



2024-2025 CITY BUDGET

In accordance with O.C.G.A. §36-81, the City of Eatonton proposes the following budget for fiscal year 2024 - 2025. The City's fiscal year begins on September 1 and concludes on August 31 of the following year. A **PUBLIC HEARING** will be held on **August 6, 2024 at 6:45 PM** to allow citizen input in this process. The hearing will be held in the Putnam County Commissioners' Meeting Room #203, located at 117 Putnam Drive, Eatonton, GA 31024. A copy of the budget is available at City Hall, located at 201 North Jefferson Avenue, Eatonton, GA 31024.

CITY OF EATONTON BUDGET PLANNED EXPENDITURES	2024 - 2025 General Fund	2024 - 2025 Confiscated	2024 - 2025 H/M Tax	2024 - 2025 Gas	2024 - 2025 Total
General Government					
Legislative	\$ 173,647	\$ -	\$ -	\$ -	\$ 173,647
Executive	\$ 47,398	\$ -	\$ -	\$ -	\$ 47,398
Elections	\$ 16,400	\$ -	\$ -	\$ -	\$ 16,400
Fin Admin	\$ 568,407	\$ -	\$ -	\$ -	\$ 568,407
Legal Services	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
Buildings and Plant	\$ 285,920	\$ -	\$ -	\$ -	\$ 285,920
Total General Government	\$ 1,116,772	\$ -	\$ -	\$ -	\$ 1,116,772
Muni Court	\$ 77,100	\$ -	\$ -	\$ -	\$ 77,100
Public Safety					
Police	\$ 2,104,198	\$ 30,100	\$ -	\$ -	\$ 2,134,298
Fire	\$ 350,117	\$ -	\$ -	\$ -	\$ 350,117
Animal Control	\$ 65,000	\$ -	\$ -	\$ -	\$ 65,000
Total Public Safety	\$ 2,519,315	\$ 30,100	\$ -	\$ -	\$ 2,549,415
Public Works					
Streets	\$ 1,398,240	\$ -	\$ -	\$ -	\$ 1,398,240
Solid Waste	\$ 299,000	\$ -	\$ -	\$ -	\$ 299,000
Total Public Works	\$ 1,697,240	\$ -	\$ -	\$ -	\$ 1,697,240
Health and Welfare					
Mosquito Control	\$ 2,900	\$ -	\$ -	\$ -	\$ 2,900
Senior Assistance	\$ 228,192	\$ -	\$ -	\$ -	\$ 228,192
Total Health and Welfare	\$ 231,092	\$ -	\$ -	\$ -	\$ 231,092
Recreation					
Cultural Arts	\$ 139,000	\$ -	\$ -	\$ -	\$ 139,000
Trail Park Development	\$ 3,000	\$ -	\$ -	\$ -	\$ 3,000
Library	\$ 80,000	\$ -	\$ -	\$ -	\$ 80,000
Total Recreation	\$ 222,000	\$ -	\$ -	\$ -	\$ 222,000
Community Development					
Historic Commission	\$ 3,500	\$ -	\$ -	\$ -	\$ 3,500
Planning and Zoning	\$ 7,800	\$ -	\$ -	\$ -	\$ 7,800
Code Enforcement	\$ 85,041	\$ -	\$ -	\$ -	\$ 85,041
Total Community Development	\$ 96,341	\$ -	\$ -	\$ -	\$ 96,341
Economic Opportunity	\$ -	\$ -	\$ -	\$ -	\$ -
Economic Development	\$ 320,303	\$ -	\$ 35,000	\$ -	\$ 355,303
Public Gas Utility	\$ -	\$ -	\$ -	\$ 1,883,022	\$ 1,883,022
TOTAL	\$ 6,280,163	\$ 30,100	\$ 35,000	\$ 1,883,022	\$ 8,228,285
ANTICIPATED REVENUES					
TAXES	\$ 4,903,151	\$ -	\$ 35,000	\$ -	\$ 4,938,151
GRANTS	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
FEES	\$ 389,000	\$ -	\$ -	\$ -	\$ 389,000
FINES & FORFEITURES	\$ 500,000	\$ 30,100	\$ -	\$ -	\$ 530,100
GAS AND METER SALES	\$ -	\$ -	\$ -	\$ 1,883,022	\$ 1,883,022
OTHER FUNDS	\$ 188,012	\$ -	\$ -	\$ -	\$ 188,012
TOTAL	\$ 6,280,163	\$ 30,100	\$ 35,000	\$ 1,883,022	\$ 8,228,285



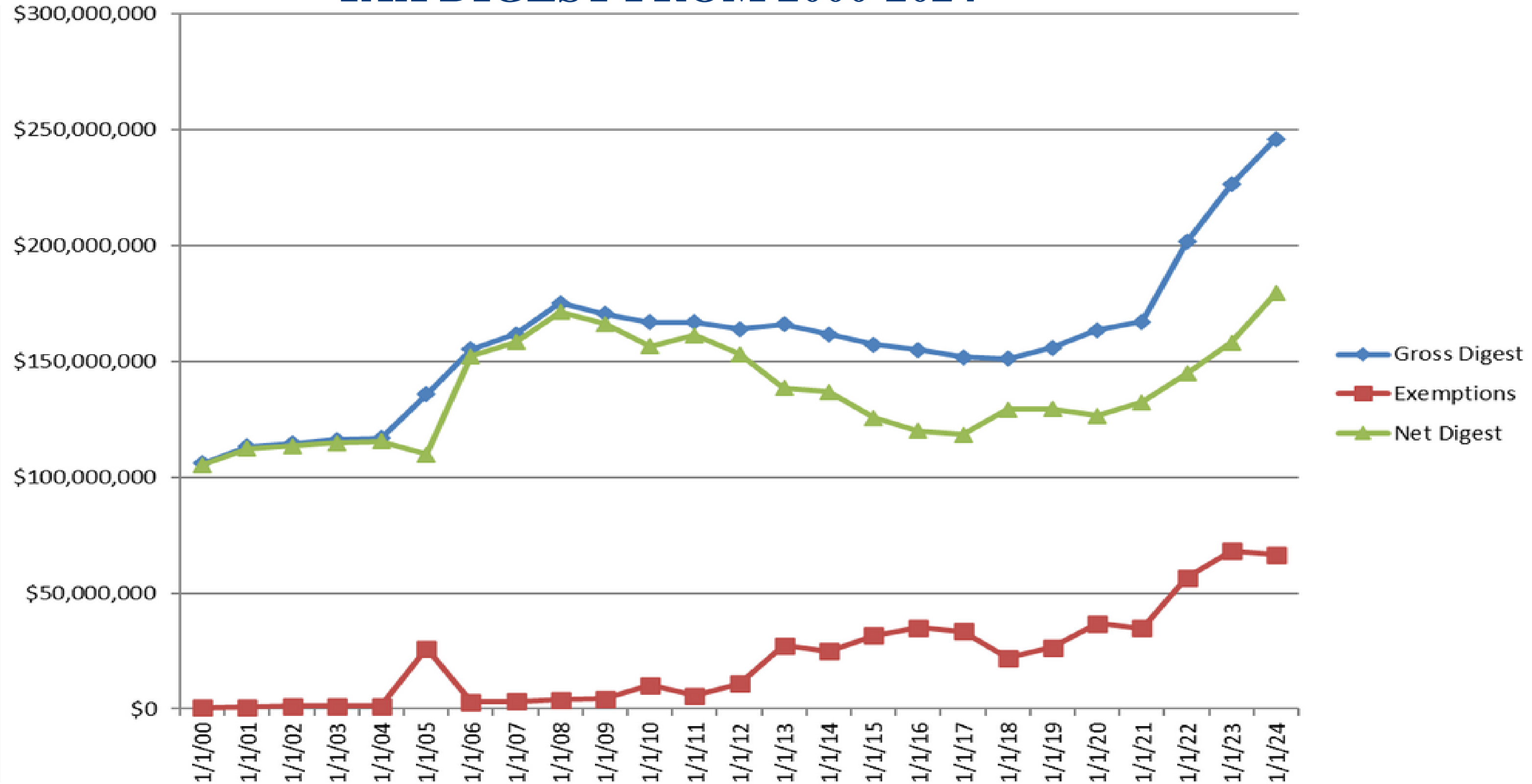
2024 TAX DIGEST

GROSS PROPERTY REAL				196,681,915
GROSS PROPERTY PERSONAL				44,821,511
GROSS PROPERTY PARCELS>	2,857	10,929.30		241,503,426
MOTOR VEHICLE	1,036			973,240
MOBILE HOMES	401			3,702,181
TAX TYPE 05 EATONTON	COUNT			EXEMPTION AMT
S1 REGULAR HOMESTEAD	809			1,618,000
SC AGE 65	217			434,000
S5 DISABLED VETERAN	7			468,503
SD AGE 65 100% DISABLED VETE	6			411,871
SF FREEPORT	12			20,242,241
SP PERSONAL PROPERTY < 7,500	212			232,164
SH HISTORIC	2			169,909
SV CONSERVATION USE	65			7,122,925
SJ FOREST LAND PROTECTION AC	14			1,741,461
L1 LOCAL 1	809	S1		6,451,452
F1 LOCAL S1 FROZEN @ 2004	217	SC		1,727,298
FE EATONTON	943			25,895,947
TOTAL EXEMPTIONS				66,515,771
NET DIGEST				179,663,076



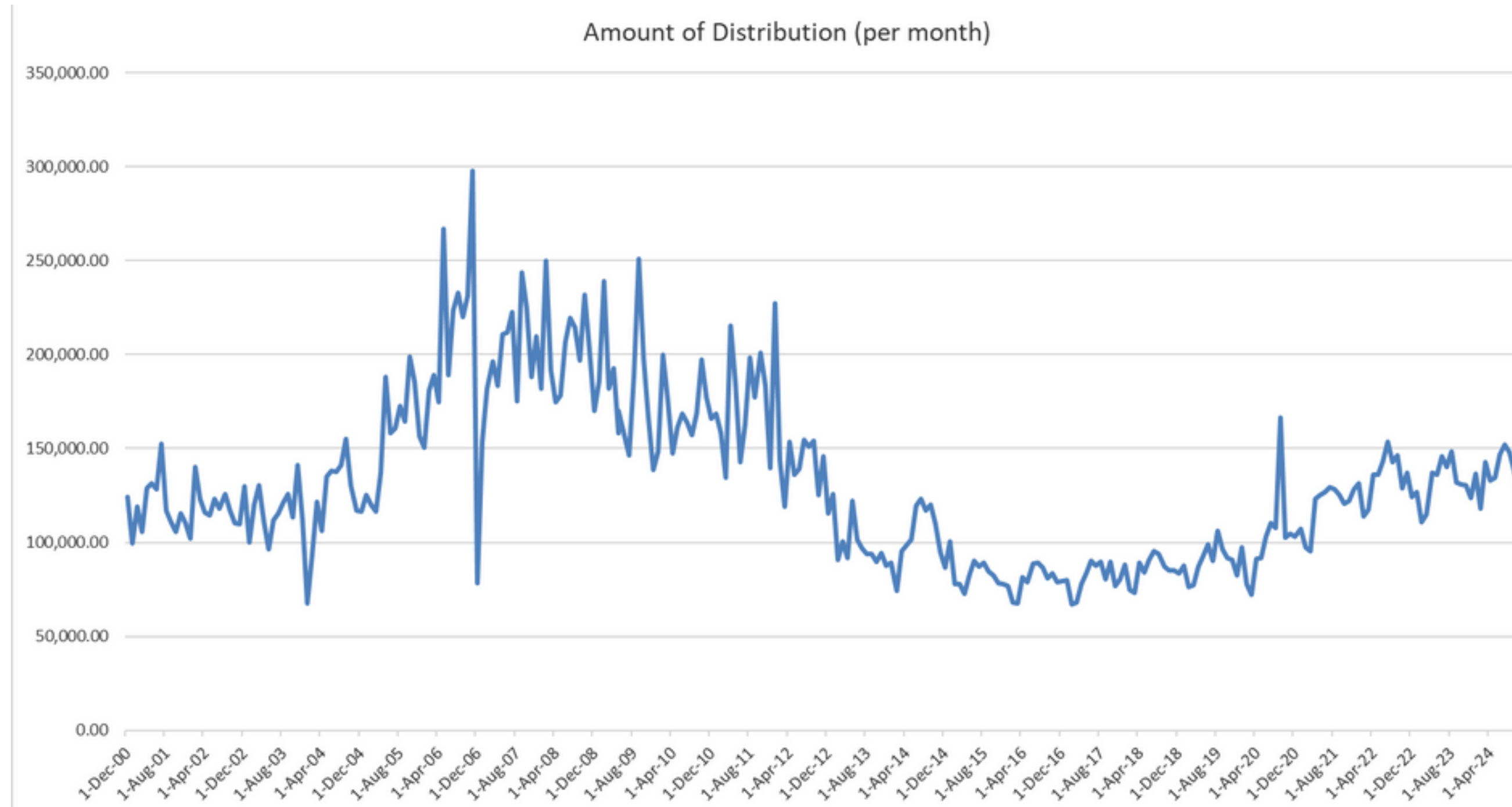


TAX DIGEST FROM 2000-2024



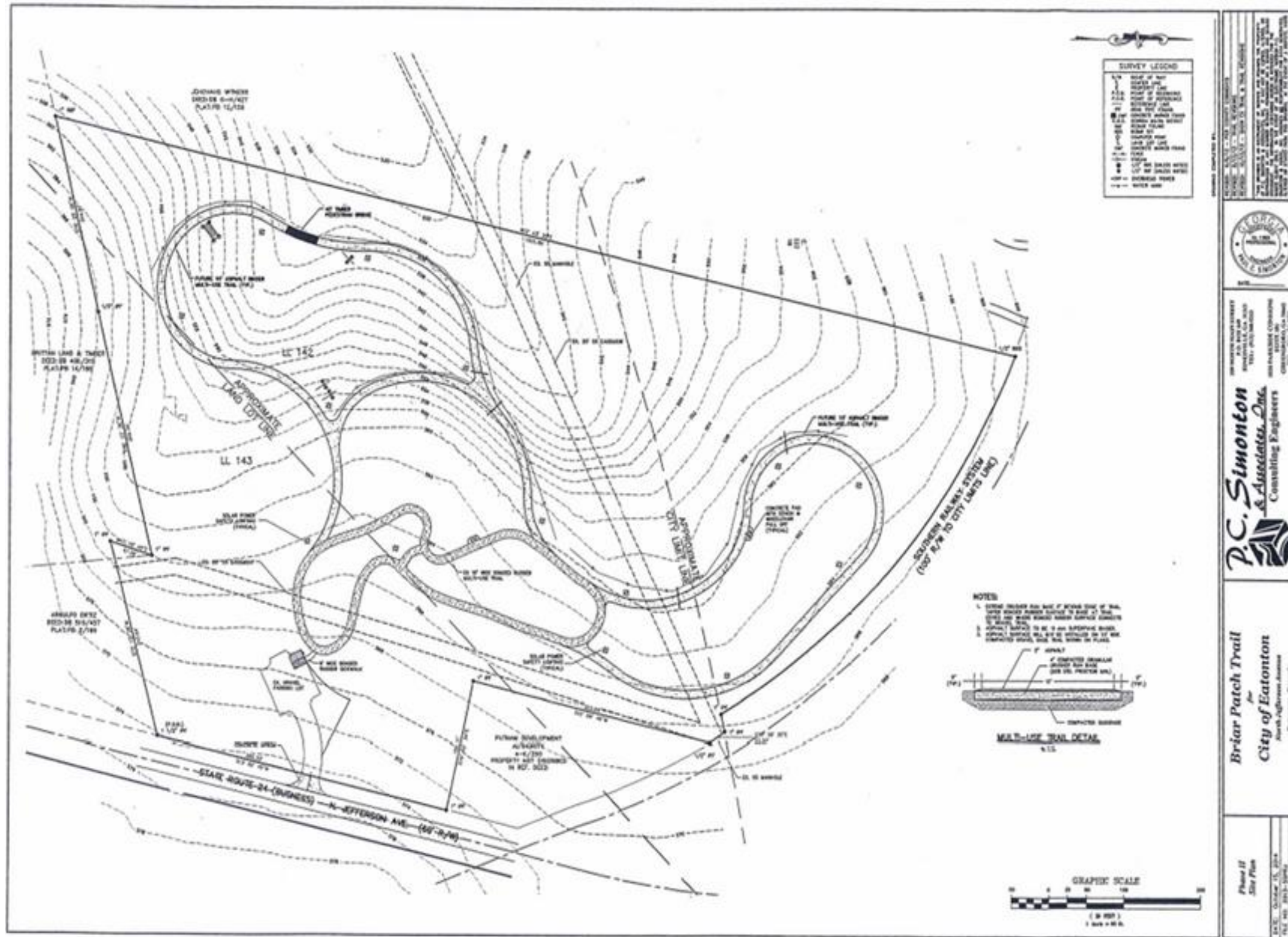


LOCAL OPTION SALES TAX COLLECTIONS FROM 2000-2024





Current Projects



February 11, 2025,

John Reid, Mayor
 City of Eatonton
 201 N. Jefferson Avenue
 Eatonton, GA 30124

RE: Briar Patch Trail Park, NRT 24 (08)
 Grant Award: \$157,250.00

Dear Mayor Reid,

Attached for your records is an executed version of the Project Agreement for Briar Patch Trail. This document serves as official notice to proceed, authorizing the commencement of construction for the project effective February 12, 2025.

Please ensure the submission of quarterly project progress reports by the end of the months of January, April, July, and October. The initial quarterly project progress report is due on the 30th of April.

As outlined in our financial workshop document, obtaining reimbursement for the project's expenses requires documentation for expenditures and match. Furthermore, the grant agreement requires the (NGMA) to adhere to the laws, regulations, and rules governing its procurement and contracting practices. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,


 Ouicia Jolly
 Recreational Trails Program Manager

Cc:
 Gary Saunders, City Administrator (Email)

Trail Grant Phase 2 Project

\$203,148 expansion of the walking trail at the Briar Patch Trail Park.

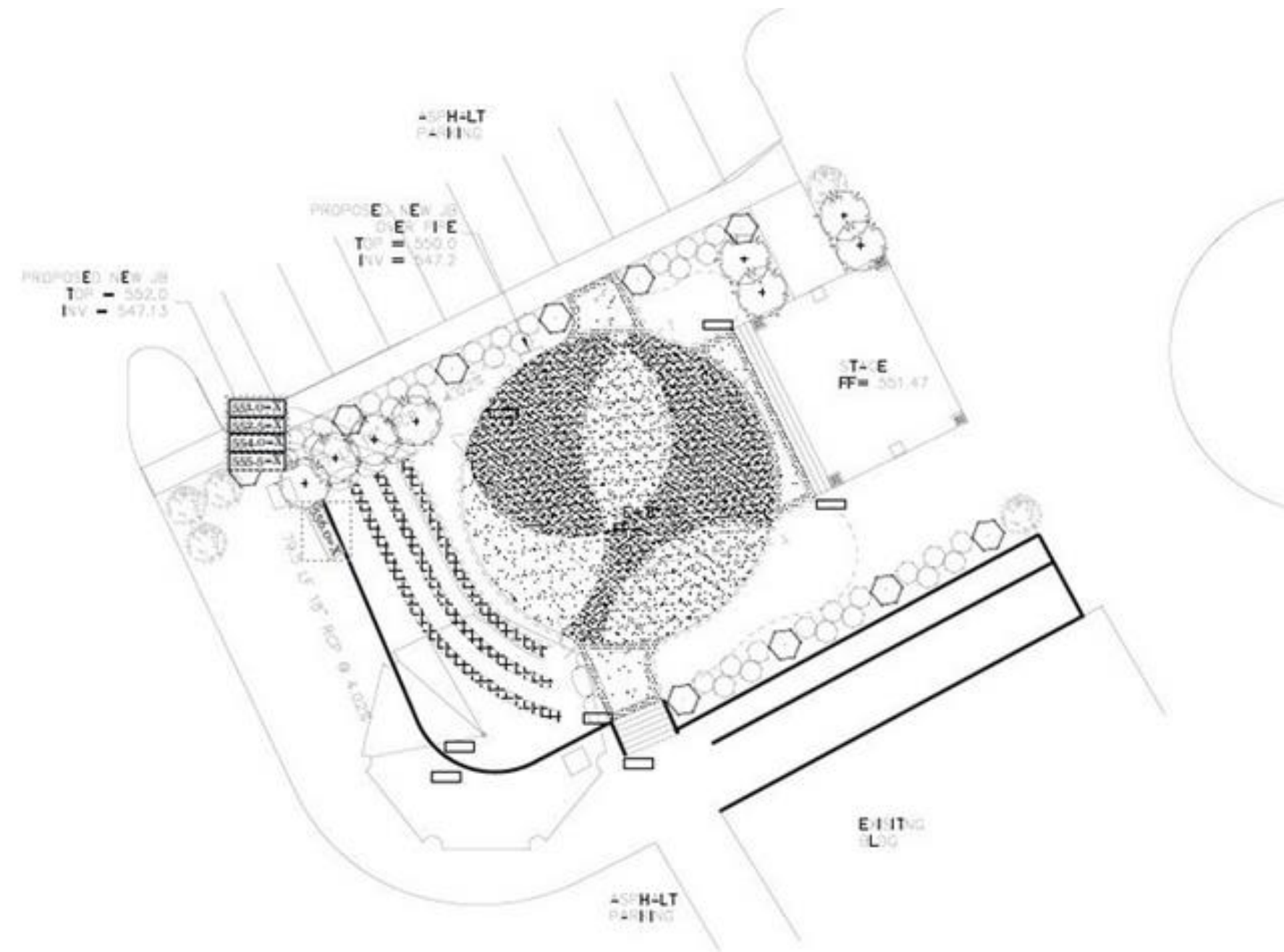
Fully executed project agreement with the Georgia Department of Natural Resources authorizing commencement of construction (“Notice to Proceed”) effective February 12, 2025. We will coordinate a project kickoff meeting with the Regional Commission and the project engineer as soon as possible.



PHMSA Grant

\$326,821 project to remove aerial steel casings at a creek crossing along Hwy 129.

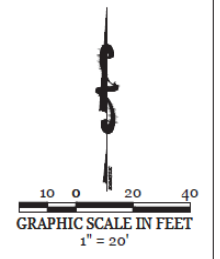
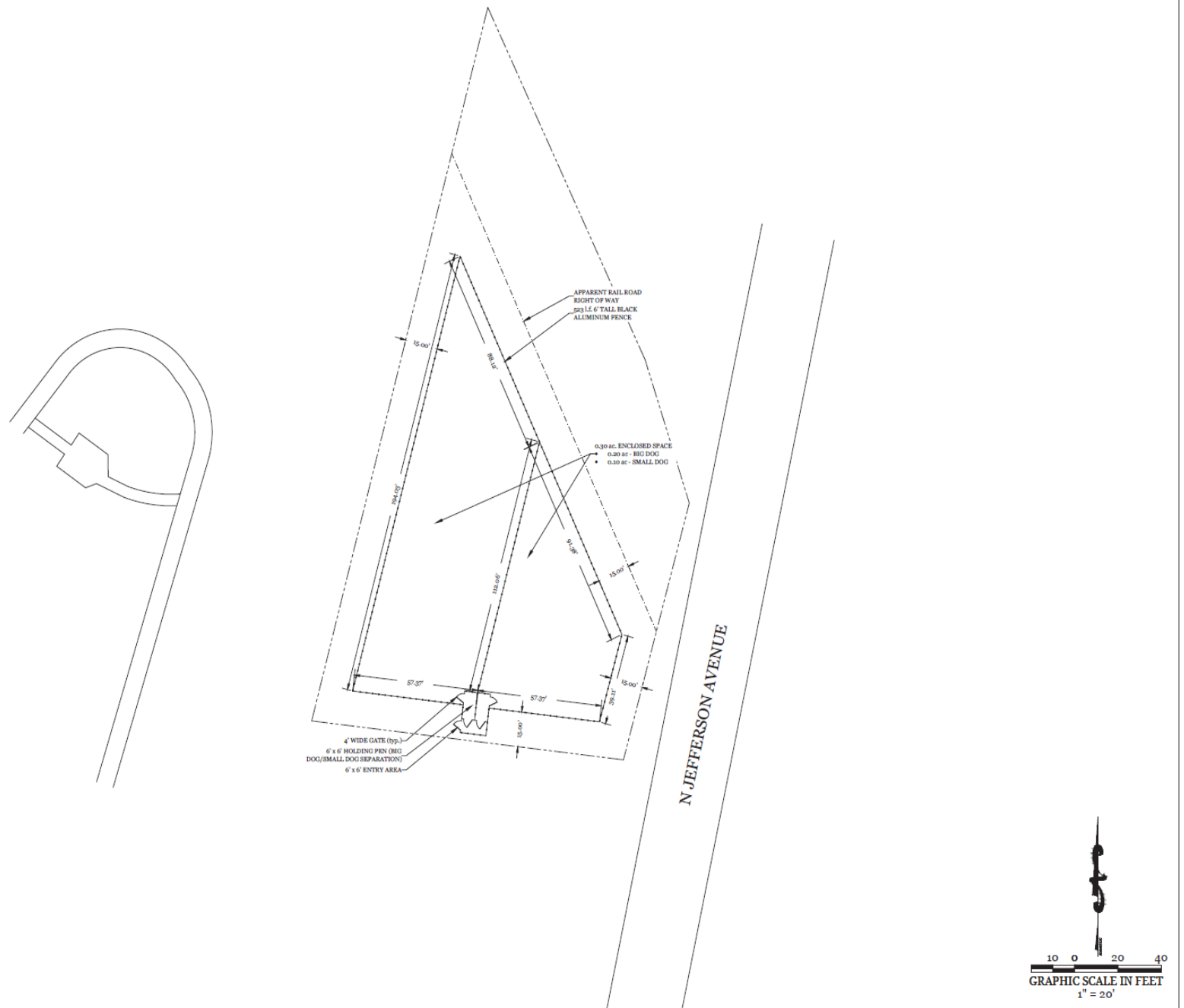
Our Tier 2 Site Specific Environmental Assessment has been submitted to the U.S. DOT for review and comment; revisions are underway. The Tier 2 Assessment is an in-depth review of a proposed project's environmental impact that documents the project's need, existing conditions, social, economic, and environmental effects, and mitigation commitments.



City Center Stage

\$250,000 in Congressionally Directed Spending to enhance the City Center Stage.

Federal funds have been obligated by USDA for this project. Our engineer is finalizing construction plans and the contract/spec book. Once submitted and approved by USDA (and reviewed by the State Historic Preservation Office), the project will be ready to put out to bid.



MATTHEW P. POYNOR
 LANDSCAPE ARCHITECT
 CERTIFICATION NUMBER
 LICENSED UNDER: GA, 28044
 GEORGIA
**JAMES WESLEY
 D E S I G N S**
 LANDSCAPE ARCHITECTURE
 1001 OBERLIN BLVD, DEERHOEK, GA 30634
 COUNTY: FULTON
 DATE: APRIL 16, 2014
 SCALE: 1" = 20' - 0"
 SHEET: 24 OF 24
 SHEET NUMBER
1 of 1
 EATON DOG PARK
 N JEFFERSON AVENUE, EATONTON, GA 30824
 REVISIONS
 NO. DATE COMMENTS / REVISIONS BY



Dog Park

The City committed \$39,200 in ARPA funds to construct a dog park on the City owned property adjacent to the Briar Patch Trail Park. The site has been cleared, a water line run, fences installed, and grass planted. Benches, clean up stations, fire hydrants and water spigots have also been installed. Signage is in production.

A ribbon cutting will be scheduled soon.

Georgia Power continues industry leadership in coal ash beneficial reuse with new project at Plant Branch



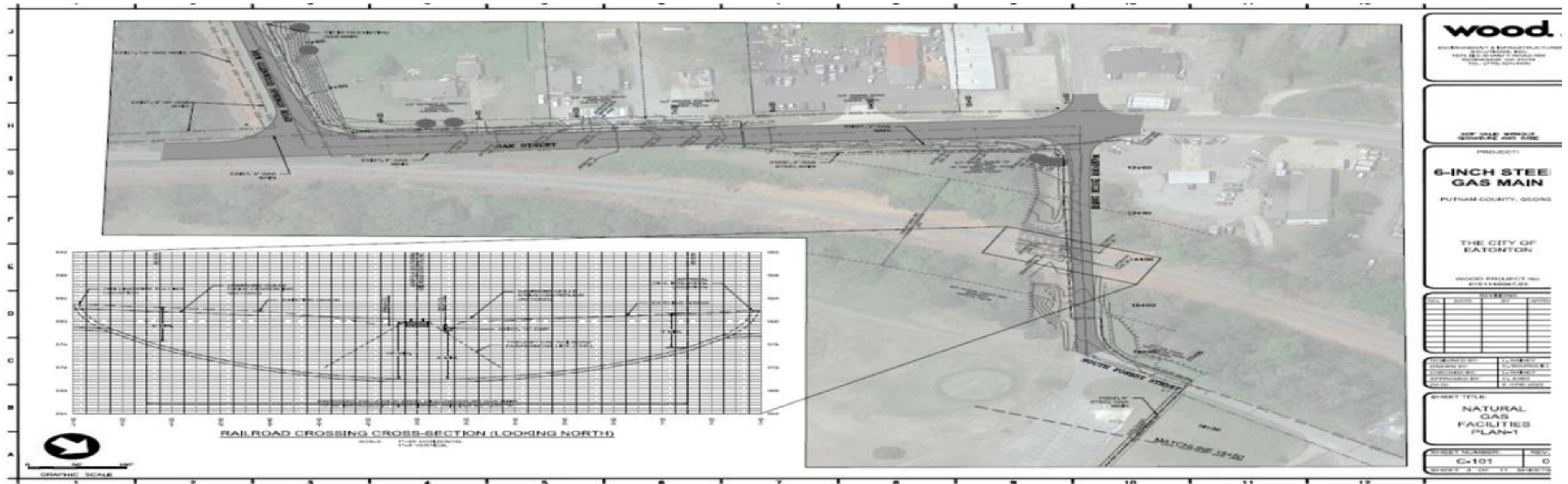
October 18, 2023

Georgia Power announced today the latest initiative in its strategic beneficial reuse of coal ash – a new project planned for Plant Branch near Milledgeville, Georgia, in partnership with Eco Material Technologies. The company continues to research and identify opportunities to remove and beneficially reuse, or recycle, coal ash to benefit customers and communities, helping reduce space needed for landfills and offsetting costs of coal ash pond closures. This is the company's third



Gas Line to Plant Branch

The City is overseeing the installation of 9.2 miles of gas pipeline by Eco Materials to the former Plant Branch site. Upon completion, the City will take ownership of this new main and has agreed to provide natural gas for use in a process to dry the fly ash that is currently stored in the settling ponds. Approximately 1.3 miles of 6” steel pipe and 2.7 miles of 6” plastic pipe have been installed to date. There are approximately 5.2 miles of pipe left to run.



Loop Line/Pressure Improvement to Hwy 44 Project

Engineering and construction drawings are complete. We are working on right-of-way acquisition and easements prior to putting this project out to bid. This project will bring high-pressure gas to Lake Oconee.



North Maple Avenue / East Marion Street Drainage Improvement Project

The project consists of mill and inlay, overlay, 2' curb and gutter, 5' concrete sidewalks, stormwater system installation, culvert reconstruction, water main installation, sewer main installation, erosion/sediment control measures, and shoulder grading. The contract has been awarded; pre-construction meeting held on February 19, 2025. Notice to Proceed will be issued on March 3, 2025; contract time is 330 days. \$2.879 million.



Rear elevation



New rear porch.



New windows.



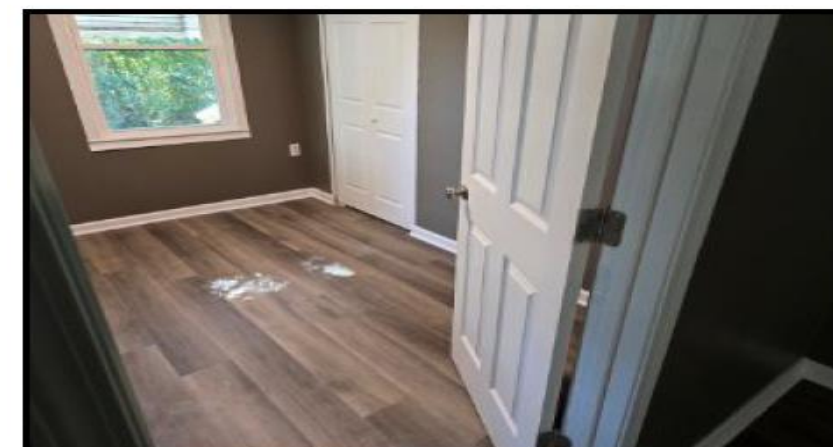
Gutters installed.



Left elevation



Smoke detectors installed at proper locations.



CHIP Grant

\$400,000 grant for homeowner-occupied housing rehabilitation / We have \$241,000 in grant funds remaining.

2 renovation projects have been completed: 1 on Thru Way Road (\$82,000) and 1 on Rock Ln. (\$77,000).

We have completed the intake process and home inspection for the 3rd project. The environmental review has been submitted to the Georgia Historic Preservation Division and is currently under review. Once approved, the project will go out to bid.

2025 CDBG

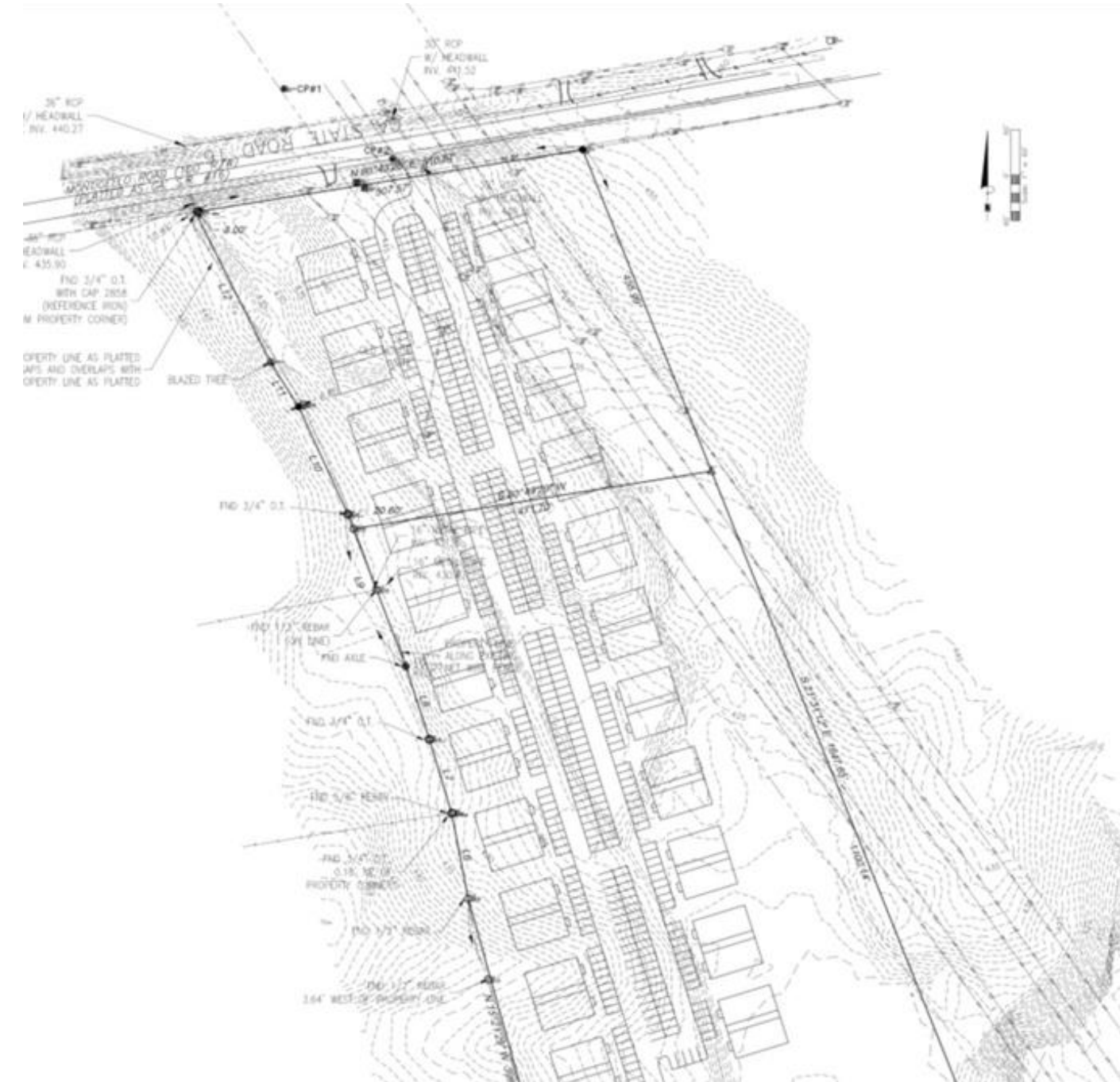
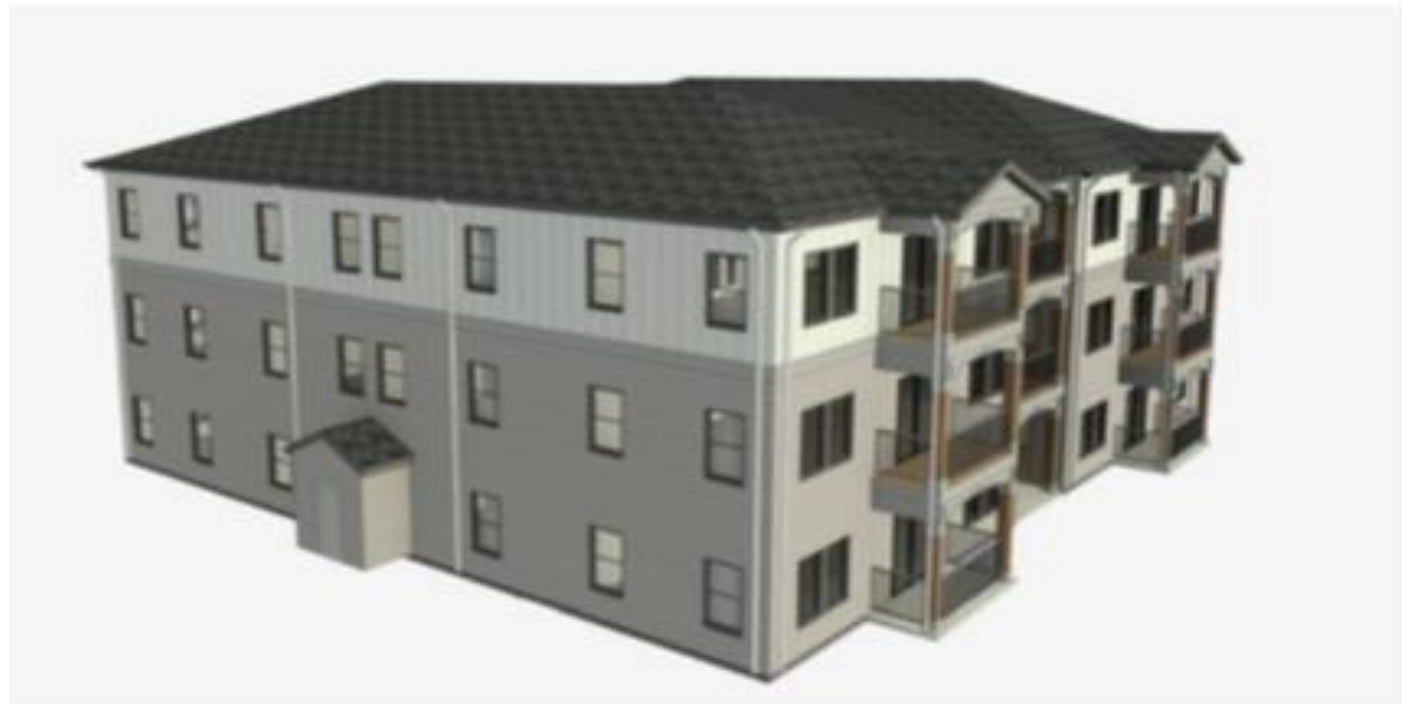
The City is preparing an application for a \$1,000,000 Community Development Block Grant for Phase 2 of the S. Jefferson Neighborhood street and drainage improvement project.

The application will be submitted to DCA by the April 4, 2025 deadline. Awards should be made in the Fall of 2025.





PFOTZER PROPERTIES APARTMENTS (UNDER DEVELOPMENT)

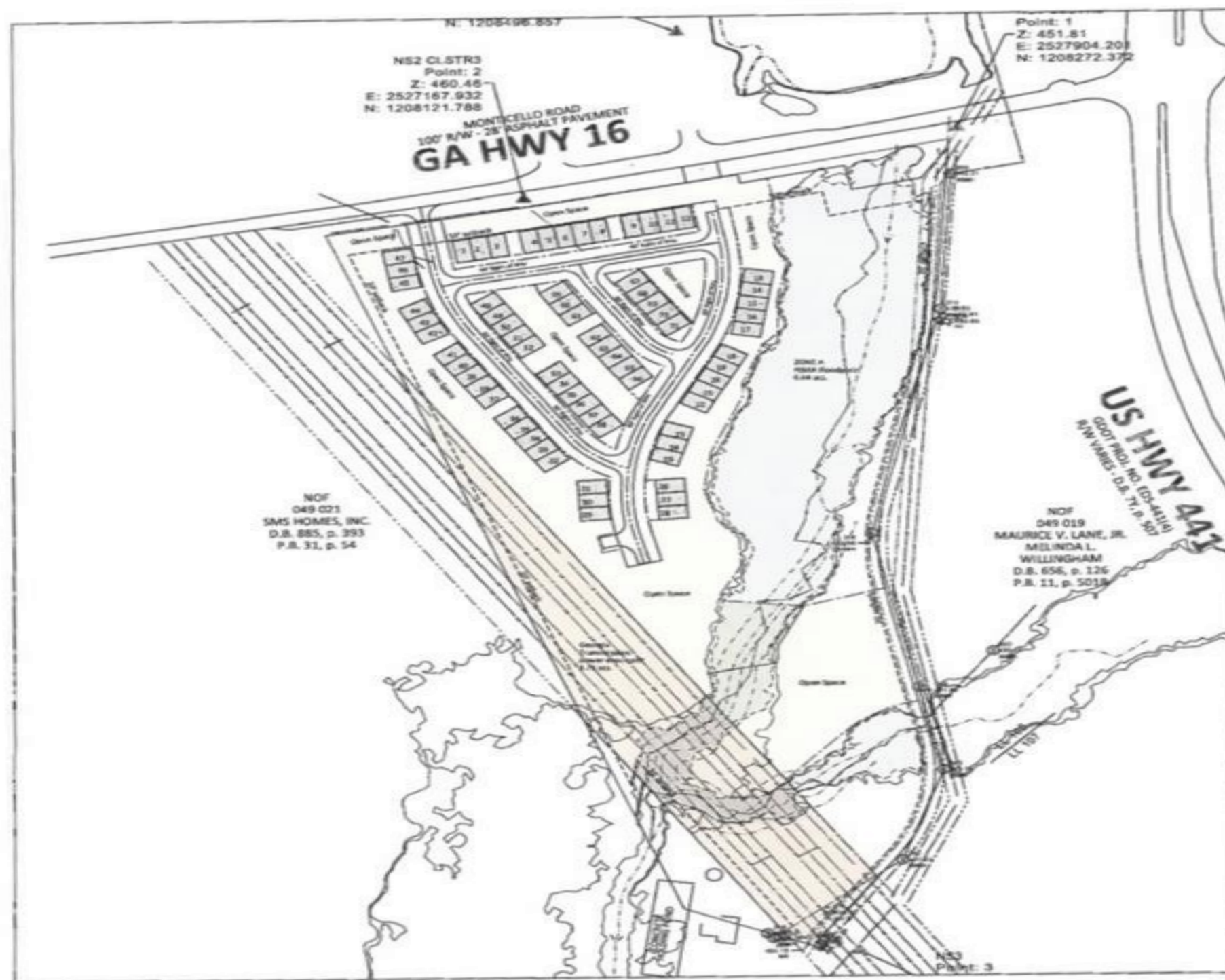


Amenities:

- 9ft Ceilings
- Walk-in closets
- Spacious open floor layouts
- No carpet
- Balconies
- Ceiling fans
- Dishwashers
- Electric Parking

THE WOODLANDS (UNDER DEVELOPMENT)

84-unit townhome development



DEVELOPMENT SUMMARY

Total Area of site: 26.03 Acres
Area within Power Easement: 4.75 Acres

TOTAL NET AREA OF SITE: 21.28 Acres

Maximum area of residential development
= 67% of Site (21.28 x 67% = 14.26 Acres)

Open Space Area required
= 33% of Site (21.28 x 33% = 7.02 Acres)

Density:
10 units / Single Family Acre:
(10 acres x 10 Units) = 100 Units
4 units / Gross Acre:
(21.28 acres x 4 Units) = 85 Units

PROPOSED DEVELOPMENT (CONCEPTUAL):

Residential: Townhouse / Attached Single Family (71 units +/-)

Building Setbacks: No interior setbacks, 50' from arterial road (Hwy 16)

Parking - interior garage / exterior driveways: Minimum 2 per unit

Proposed Open space uses: Natural wooded areas, Court Play, Playground, Dog walk areas

Proposed Roads / Streets: Minimum 60' Right of Way built to City Standards

CONCEPTUAL SITE PLAN FOR PARCELS 048-016 AND 049-023

LAND LOTS 107 & 108, DISTRICT 3
GEORGIA MILITIA DISTRICT 368
EATONTON, PUTNAM COUNTY, GEORGIA

0' 200' 400' 600'
SCALE 1" = 200' JANUARY 23, 2023



This plan is conceptual in nature and is an approximate representation of potential land uses, sizes, locations and circulation patterns. The plan is intended to be developed over a period of time and should maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters.

M|S|C
McAllister Site Consulting, LLC

201 North Jefferson Avenue
Eatonton, GA 31024
(706) 485-3311
www.eatontonga.us

John Reid, Mayor
mayorreid@eatontonga.us

“Thanks for visiting Eatonton!
We hope to see you again soon and often...”