

TOWN OF SHARPSBURG

TOWN COUNCIL MEETING

A & O Bridges Community Center
105 Main Street, Sharpsburg GA

June 6, 2022

MINUTES

6:00PM

Call Council Meeting to Order

Mayor Cole called the June 6, 2022, Town Council meeting to order at 6:02 p.m.

Pledge of Allegiance

Mayor Cole led all attendees in the Pledge of Allegiance.

Establish Quorum

Town Clerk Floyd Jones stated that a quorum of Council was present. All Council Members were in attendance.

Review/Approval of Minutes:

1. Council Meeting Minutes- May 2, 2022

Council reviewed the May 2, 2022 Minutes. It was noted that the copy of the minutes and letters missing from some of the words, and it was assumed that the letters were dropped either by converting the Minutes from a Word format to Adobe or because of the embedded Draft Watermark. Councilmember Teagle also noted that the Minutes provided an estimated cost for repairs to town property. He stated that the number provided in the Minutes were correct as they reflected as stated in the meeting, but he asked that the number be revised to reflect information obtained a week later via email.

Councilmember Parten moved to approve the May 2, 2022 Minutes with the noted corrections and change as mentioned. Councilmember Teagle seconded the motion. The motion passed 5-0.

Public Hearing:

There was no Public Hearing

New Business:

1. Back Parking Lot and Playground

Mayor Cole provided an update on the Back Parking Lot and Playground. He informed the Board that due to supply chain issues, logistical issues, ongoing projects, and even weather delays, the work on the back parking lot is delayed for at least another month. He also informed the Board that he had been in contact with Home Depot and

that through his efforts Home Depot will be donating playground equipment to the town. He suggested that this donation, coupled with volunteer efforts from Crossroads Church, will help to enhance the playground as part of the back parking lot project.

Council did not provide direction or take a vote on this matter.

2. Arbor Valley- Right of Way and Landscaping

Mayor Cole reported that Arbor Valley has resumed the landscaping and right-of-way work on behalf of the Town. He stated that this work would be budget neutral since the funds budgeted for a Public Works employee would be utilized for Arbor Valley's work. Councilmember Teagle mentioned he had a contact who does landscaping for golf courses in Peachtree City and that his contact may be willing to do work on behalf of the town. Mayor Cole added that he would be talking to Arbor Valley for upcoming projects.

Council did not provide direction or take a vote on this matter.

3. Sharpsburg Baptist Car Show Permit

Mr. Allen Nolan spoke about an upcoming car show that will be held on June 11, 2022, at Sharpsburg Baptist Church. He spoke about the recent contribution the church made to the community by providing free dental care to citizens in the surrounding areas and he informed Council that approximately sixty people had received the free care. He asked for the Council to approve the Special Event on behalf of the town and to waive the \$50 Special Permit Fee.

Councilmember Good moved to approve the event and to waive the Special Permit Fee. Councilmember Teagle seconded the motion. Town Clerk Floyd Jones informed Council he had received the Special Event Permit application and an Indemnity Waiver, but he had not received the Certificate of Insurance as required by Town Ordinance. Mr. Nolan replied that he had spoken to the church prior to the meeting and that the church reported it does have insurance covering the event. The motion to approve the event and to waive the Special Permit Fee passed 5-0.

4. Safebuilt Permit Technician

Town Clerk Floyd Jones stated that there have been conversations with Safebuilt to streamline the building permit processes. He stated that since the beginning of January the town has received six such permits. The cost for each permit issued is \$100 each, but Safebuilt invoices the town \$91 per permit- meaning the town is clearing nine dollars per permit or \$54 for permitting since the beginning of the year. He explained that the amount of money that the town is making is not worth the cost for the town to be in the middle of issuing permits, consulting with Safebuilt in the process, the time it takes to draw up the permits, and the follow up for the permits. He added that what complicates the situation is at times contractors come to the office to get permits or to determine why a permit failed and that staff learns of the permit failures after the contractor comes to see them- thus creating frustration with staff and the contractors. He stated that Safebuilt has provided an agreement stating that for a minimum of \$55 an hour, Safebuilt would agree to conduct permitting on behalf of the town- thus removing staff from the permitting process, reducing the communication issues, and providing Safebuilt's professional services to meet the need. Mr. Jones stated there were remaining issues to consider regarding Safebuilt's offer but he wanted to bring it to Council's attention for their feedback. Council questioned if there is a way to withdraw from the agreement if needed, questioned the need for such an agreement based, questioned which other local municipalities have this type of agreement in place, and what is the average cost or hours for those getting permits. It was suggested that the original agreement with Safebuilt would have language providing the ability to cancel the agreement if necessary

and there was also mention that towns and cities may have agreements with their respective counties to issue and conduct building permits. It was agreed that the questions posed by Council would be explored and the matter would be returned at a later Council meeting.

Council did not vote on this matter.

5. Employee - State Holiday Policy

Town Clerk Floyd Jones reported to Council that a question had come up regarding which holidays employees are able to take. He stated that the town has a Personnel Policy that provides specified holidays- however, the policy does not consider the newly recognized Juneteenth federal holiday. He added that what complicates the matter is contradictory schedules that have been utilized in previous years meaning there is confusion regarding which holidays are able to be taken. He provided a letter signed by Governor Kemp in 2021 and recommended that the town follow the same holiday schedule that is followed by the State of Georgia. He added that by following a set schedule as established year by year by the state, the confusion would be eliminated. He further added that in changing to the state's holiday schedule it would introduce two additional holidays to the town's employees- namely Juneteenth and Columbus Day. Town Attorney Brad Sears advised that since the town's holidays are provided in the town's policies it would be better for the policy to be amended. Mr. Jones stated he would provide an amended policy with the recommended changes for the Council's consideration.

After the Mayor's Updates were provided, Town Clerk Jones asked for clarity from the Council stating that the federal holiday Juneteenth will have passed by the time Council meets again. He asked if the Council was willing to allow town employees to take federal holiday Juneteenth- to be observed on Monday, June 20, 2022.

Councilmember Good moved for the town to observe Juneteenth and for Town Hall to be closed on June 20, 2022. Councilmember Teagle seconded the motion. The motion passed 4-1 with Councilmember Edge voting in opposition.

6. Millage Rates

Town Clerk Floyd Jones reminded Council that in the coming weeks or months Coweta County will require the town to set its 2022 Millage Rates. He stated that the town has maintained its Millage Rates at 2.275 in both 2020 and 2021. He asked the Council to start considering how they would like to address Millage Rates for 2022. Town Attorney Brad Sears added that there will be deadlines- including advertisement deadlines- that will need to be met to set Millage Rates. Mr. Sears anticipated a vote on Millage Rates will be taken at the August meeting.

The Council did not take provide direction or take a vote on this matter.

7. Hometown Novel Writers

Mayor Cole informed Council that a representative from Hometown Novel Writers was planned to come to the meeting. He said Hometown Novel Writers is a group of writers who have been meeting around the county for the past three to five years. He said the writers are starting to coalesce and will have meetings upcoming in Sharpsburg. He added that Hometown Novel Writers will be having a book sale on Saturday, August 27 and they hope to have a nice crowd. He explained the proceeds from the sale will fund two high school students who will attend the Atlanta Writers Guild conference. He added that a representative will come to a future meeting to provide more details, but he wanted Council to be aware of this upcoming event.

Council did not provide direction or act on this matter.

8. May 2022 Budget

Mayor Cole updated Council on the May 2022 Budget. He said staff has done an extraordinary job with the budget. He stated that as of the end of May and going into June the town had received 61% of its revenue budget while expending 31% of its expense budget. He reminded Council that part of the revenue was based on a sale of property earlier in the year- which was unanticipated when the budget was approved- and that the sale of the property provided an additional \$7,500 in revenue.

Council did not provide direction or vote on this matter.

Old Business:

1. Noise Ordinance

Mayor Cole updated Council on the progress with the Noise Ordinance and the need for such an ordinance. He stated that Dollar General started selling more frozen food and it requires refrigerated trucks to deliver the merchandise. This was unanticipated at the time Dollar General was built and, as a result, residents are complaining that the trucks are parking near their properties throughout the night with the engines running. Mayor stated that a noise ordinance would prevent the issues and that an ordinance was being produced. He said he spoke to Dollar General who understands the town's position, but Dollar General states they have little input regarding when the trucks arrive at the store.

Town Attorney Brad Sears stated that an issue is that Dollar General is in a commercial zone, and the trucks they use will need to run to keep the merchandise refrigerated. He suggested scouting for alternative locations where the trucks could park. Discussion followed on potential locations including a church and another Dollar General located off Georgia Highway 16.

Councilmember Teagle reminded all that the ordinance cannot be specific only to Dollar General since it needs to be a general ordinance. Mr. Sears added that Newnan does not have an ordinance on idling trucks. He said restaurants have been cautioned on their noise after certain hours. He said the ordinance needs to be reasonable providing when trucks can idle and when they cannot.

Council did not act on this item.

2. Town Property Repairs

Mayor Cole stated that the information provided in the Agenda Packet recapped quotes for interior and exterior maintenance and repairs of town property. He stated that the town would be seeking additional quotes and that eventually the repairs would come back to Council for a formal vote. Councilmember Teagle spoke about the person who made the provided quote and spoke to his work and availability to do the work. Mayor Cole asked Councilmember Teagle if paint samples had been picked for the interior of the Community Center. Councilmember Teagle stated that his wife was looking into the paint samples and that the paint samples would be provided to make decisions.

Council did not provide direction or act on this item.

Public Comments

There were no Public Comments.

Polling of Council

Bulk Update- Terrentine Road: Councilmember Teagle mentioned that there was a pile of trash and yard debris on Terrentine Road and that it had been waiting for pickup for a while. Town Clerk Floyd Jones replied that GFL had already been notified of the pickup and that it was scheduled for pickup on June 14.

Residing in Travel Trailers: Councilmember Teagle mentioned there was a person living in a trailer at the Beckom property. Town Attorney Brad Sears was asked what could be done about it. Mr. Sears stated that the answer to the issue relies on the Comprehensive Zoning Ordinance, but that Newnan has had similar issue that first began in July 2021 and was recently resolved by having the trailer removed. He said the problem is when Newnan made its zoning ordinance, they did not realize this would be an issue since travel trailers are permitted in residential properties along the side yards and back yards, but they cannot be used for permanent storage or residential use. He said if a travel trailer is in the yard and Cousin Eddie shows up, he could live in the travel trailer for a temporary time. Mr. Sears described the issues Newnan has experienced with the travel trailers and that these issues are compounded by other factors. Mr. Sears stated he would go back and look at the Comprehensive Zoning Ordinance to determine what the town could do with the situation. Mr. Sears stated there are people who have no intention of renting their trailer or recreational vehicle, and it would take enforcement with the Town Clerk knocking on trailer doors to determine if someone is living in the trailer or recreational vehicle. Mr. Sears reiterated that he would investigate the Comprehensive Zoning Ordinance to determine what could be done with enforcement options. Mr. Sears added that a related issue is some are using commercial properties that require bathroom facilities for residential purposes.

Clerks Minutes

Personal Financial Disclosure Report: Town Clerk Floyd Jones reminded Council that their Personal Financial Disclosure Reports are due by June 30, 2022. He stated that copies of the report had been provided to each Councilmember and that the report period covers Calendar Year 2021.

Runoff Election and Meeting Date Change: Town Clerk Floyd Jones informed the Board that the next scheduled Work Session is on Monday, June 20, 2022; however, the date will have to be changed due to the Primary Runoff Election to be held on Tuesday, June 21, 2022. He recommended that the Work Session meeting be changed to Monday, June 27, 2022. The Council with the recommendation.

Mayor's Updates

"Mayor For a Day": Mayor Cole stated that the "Mayor for a Day" will be held at the June 27, 2022, Work Session meeting.

Grants and Planning Activities: Mayor Cole stated there are three grants that have already been submitted but there are not many updates on the progress of those grants. He stated that he and staff will be working on other grants for landscaping, designs, and plantings at "triangle park" located at Church, Terrentine and Georgia Highway 54. Mayor Cole stated another grant would be for having a GIS (Geographical Information System) map of the town which would provide a 3D map of the town and marked by GPS. He said after the first round of grants come to fruition these other grants will be forthcoming. He added the grants could be resubmitted and be used as a template for even more grants.

Long-Term Master Plan: Mayor Cole reported he has been considering the long-term master plans for the town extending into the next ten to twenty-five years. He said the master plans will help not only in projecting into the future but setting up as necessary to enact the plans. He said he plans to talk to contacts to see where it takes the town and its plans. Councilmember Teagle stated that sewer was needed if the town wanted to expand and improve.

Update on 2020 Intergovernmental Agreement: Mayor Cole stated that in March 2020 the town rezoned some acreage through an Intergovernmental Agreement (IGA) with Coweta County and Twelve Parks to take care of the lots located in town. He stated that the town signed its part of the IGA for permitting and planning and inspection. He reported that the Town of Turin was supposed to sign a separate IGA with Coweta County and Twelve Parks to provide water to the lots since Sharpsburg is serviced by the Town of Turin's water. Mayor Cole stated that the agreement has not been reached between Turin, Coweta County, and the developers. He stated that negotiations are ongoing but if an agreement cannot be reached one option is to deannex from Sharpsburg and the properties will return to Coweta County. He stated that as of last week the developer had not approached Coweta County about deannexing and so far, the town has not received a request to deannex. He stated that the town is continuing to negotiate with Turin and the developers to reach an agreement and not lose the eleven lots. He reminded Council that the rezoning included an agreement for a manhole to be installed on McIntosh Trail, and if the properties are deannexed he did not know what would come of that agreement. He hoped Turin and the developers would be able to work out an agreement.

Town Clerk to Town Administrator Position: Mayor Cole stated that Town Clerk Floyd Jones had been working with former Town Clerk Deannia Roberson to learn about the town's finances. He stated that the training had taken place since January, and all agreed that he is able to continue with the financial duties of the town. He reminded the Board that previous meetings had planned for Mr. Jones to be retitled from Town Clerk to Town Administrator once the training was completed. He stated that the new position would include a revised set of duties and revised pay. He stated that the change would be formalized at the next Council meeting.

LOST Renegotiation: Town Attorney Brad Sears reminded Council that LOST renegotiations will be on June 15, 2022, at 6:00 p.m. He added that Coweta County would like to be notified if a quorum of the Council would attend.

Executive Session

There was no Executive Session.

Adjournment

Councilmember Parten moved to adjourn the June 6, 2022, Council Meeting. Councilmember Teagle seconded the motion. The motion passed unanimously.

The June 6, 2022, Council Meeting adjourned at 7:14 p.m.

Floyd L. Jones, Town Clerk

Blue Cole, Mayor

The foregoing minutes were duly approved at an official meeting of the Sharpsburg Town Council, in Sharpsburg, Georgia, on the eleventh day of July 2022.

Floyd L. Jones, Town Clerk