

# TOWN OF SHARPSBURG

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

August 8, 2022

## MINUTES

**6:00PM**

### **Call Council Meeting to Order**

Mayor Cole called the August 8, 2022, Council Meeting to order at 6:03 p.m.

### **Pledge of Allegiance**

Mayor Cole led all in attendance in the Pledge of Allegiance.

### **Establish Quorum**

Town Administrator Floyd Jones stated there was a quorum of Council present.

All Councilmembers were present for the meeting.

### **Review/Approval of Minutes:**

#### **1. Council Meeting Minutes- July 11, 2022**

Mayor Cole stated that the July 11, 2022, Minutes were correct, but at the time of the July meeting it was unclear what the \$200 charge was for Sunset Drive. After the meeting, it was determined that the \$200 cost was for delivery of the material for the repair of Sunset Drive.

Councilmember Good moved to approve the July 11, 2022, Minutes. Councilmember Parten seconded the motion. The motion passed unanimously.

### **Public Hearing:**

#### **1. 2022 Millage Rates**

Mayor Cole opened the floor for Public Hearing on the 2022 Millage Rates.

No one spoke in favor of or in opposition to the 2022 Millage Rates.

Councilman Teagle asked what steps were needed if there was a desire of the Council to increase millage rates. Mr. Jones and Attorney Brad Sears stated that an increase of the Millage Rates would require additional public advertisements and at least three additional public hearings- all to be concluded in approximately two weeks. Mayor Cole added that even if the millage rate were raised, the amount of money received by the town would be little and non-material. The Council was unanimous in its desire not to increase the millage rate and to accept the full rollback of 2.066

Mayor Cole closed Public Hearing. No vote or action was taken during Public Hearing.

## **New Business:**

### **1. Resolution to adopt the 2022 Millage Rates**

Councilmember Good moved to approve the 2022 Millage Rates Resolution. Councilmember Teagle seconded the motion. The motion passed unanimously.

Town Administrator Jones informed Council that he would need each of them to sign the Resolution at the conclusion of the Council meeting.

### **2. Landscaping / Pine Straw**

Mayor Cole stated that approximately twice a year the town has pine straw placed in the landscaping around Town Hall, the park, and the annex building. He stated that work has begun on receiving quotes for laying pine straw in the coming weeks.

Town Administrator Floyd Jones added that the work of receiving quotes was ongoing. He mentioned that one quote was for almost \$2,500 and that a quote awarded last year was just over \$2,000 and that the company had not provided, yet a current quote. He added that another company has provided a quote for blown mulch in the amount of \$3,300. Mr. Jones stated that while the dollar amount was higher than quotes for pine straw, he was informed that the mulch would last for two-years without a need to be reapplied in that timeframe. He further added that the quote calculated two inches of mulch on the existing pine straw. He explained that while the cost was higher for pine straw, if pine straw is purchased and laid twice yearly, then the cost over the long run is cheaper.

Mayor Cole stated that the intention is to place pine straw or other matching material at the park once the back parking lot repairs are completed, however, due to some upcoming events in later August he wanted to get some mulch or pine straw in the existing areas before those events begin. Councilmember Edge stated that aesthetics was an issue for him, and he was concerned that mulch would not hold up- especially for two years. Mayor Cole suggested that the town get brown mulch and that the mulch would be placed on top of the existing pine straw. Councilmember Edge stated he liked the look of mulch better. Councilmember Good stated there is a company that will spray mulch and restore its look, but it costs money.

Councilmember Parten moved to approve placing mulch. Councilmember Good seconded the motion. The motion passed unanimously.

Town Administrator Jones clarified that the Council wanted brown mulch and the Council agreed to the color.

### **3. July 2022 Budget**

Mayor Cole briefed the Council on the budget. He noted that staff continues to do a good job with the budget. He added that the town has received its second allotment of ARPA funds and that the SPLOST funds are at \$51,000. Mayor Cole stated that work will begin on the Fiscal Year 2023 budget, and it will be forthcoming in October 2022. He stated the plan is to try to have an 8% increase to the budget and he did not anticipate adding new personnel for the budget. He added he did not see any other large construction projects in Fiscal Year 2023 once the parking lot is completed.

No vote or direction was provided for this matter.

### **4. LMIG Proposal**

Mayor Cole stated the town had been saving its Local Maintenance Improvement Grant (LMIG) funds. He stated some money must be spent this year. He suggested striping Main Street and Terrentine Road. He obtained a price from one company for \$6,300 and there is about a two to three week waiting time on getting scheduled. Mayor Cole stated he wanted to get other quotes and after he gets those quotes, he will come to Council for approval. Mayor Cole added he wanted to also use LMIG monies to install sidewalks in town. He stated that sidewalks are allowed since they will be on local streets and utilizing local fund. He recommended the sidewalks extend from the existing sidewalk to the Beckom House's driveway or to the park.

Mayor Cole stated he will likely come to Council within the next couple of months with proposals and it will leave the town with remaining money from the year's 2020 – 2022. Mayor Cole added that LMIG money would also be used for signage, and it will be charged to LMIG as well. Mayor Cole stated the LMIG money would also fund the repair of the sidewalk.

Council did not vote or act on this matter.

## **Old Business:**

### **1. Back Parking Lot and Playground**

Mayor Cole stated that work on the back parking lot has begun. He stated they are currently working on the detention pond and walking trail. He reported that the work will likely be completed by the end of next week. He stated the work had been delayed today due to the amount of rain and that the handrails have not been received to meet Americans with Disabilities Act (ADA) requirements. He stated there are some options that may be able to meet ADA compliance without handrails. He stated that the playground will be worked on likely in the latter part of August by having some volunteers from a church and others. He added that the pipe was able to shift enough so that the playhouse did not have to come down even though other play equipment had to be removed for the work.

Council did not vote or act on this matter.

### **2. GFL Environmental**

Mayor Cole reported that GFL Environmental, by and large, has resumed service throughout town except for a bulk pickup and random misses. He asked the town to continue to exercise patience and to appreciate the price the town is getting. Councilmember Parten asked if the town was still getting bi-monthly recycling service and was informed that the town does get recycling once every two weeks. Mayor Cole added he had been approached by someone who does do recycling. The mayor said he was interested in exploring that opportunity, but he did not want to jeopardize the relationship with GFL Environmental since the cost for service was relatively inexpensive. He stated that going for new contracts could cause the town to pay much more for similar services. Mayor Cole speculated that if any other town rescinds their contracts with GFL then the company would have enough trucks and capability to fully service the town without the remaining issues. Mayor Cole added that any citizen who has a lot of trash can use the town's dumpster, as needed, for the time being. Councilmember Edge stated that GFL's service has not been terrible and that everyone remembers the screw up- not all the other times when the job is done right. Councilmember Good added that GFL had been embarrassed. Councilmember Edge suggested giving grace to GFL until such a time when that could no longer be justified. Councilmember Edge asked if there is a direct line to GFL management and Town Administrator Jones stated he has a direct connection to the General Manager of GFL.

Council did not vote or act on this matter.

### **3. Repair and Renovation of the Community Center, Library and Bathrooms**

Mayor Cole stated that the repair and renovation of the Community Center had been presented during previous meetings. Councilmember Edge asked who would oversee the work and Councilmember Good stated she knew an interior decorator. It was noted that the work would include interior and exterior work at the Community Center, Library, and bathroom annex at an aggregate cost of \$29,970.

Councilmember Parten moved to approve the repair and renovation of the Community Center for an amount not to exceed \$30,000. Councilmember Teagle suggested raising the amount to \$35,000. Mayor Cole added that the costs would be paid from the General Fund.

Councilmember Parten amended his motion to approve the repair and renovation of the Community Center, Library, and bathrooms at a cost not to exceed \$35,000. Councilmember Good seconded the motion. The motion passed unanimously.

## Public Comments:

**Beckom House:** Ms. Polly Garlington asked what the intention for the Beckom House is. Mayor Cole stated that the decision still has to be made on the use for the house and property. He stated a realistic option is the house must be brought back to code and repairs must be made. He mentioned that the property could be used for a Town Hall annex or a building for record's retention. Councilmember Good floated an idea of opening a historical or cultural center. Ms. Garlington liked the idea of using the home to highlight the town's history. Councilmember Edge asked if the house has historical significance and was told it does not have that kind of significance. Mayor Cole spoke of potential state grants that could be applied for to assist in historical preservation but returned to the concept of using the house and property for a Town Hall annex or record retention facility. He suggested that if the house was used for Town Hall, then existing Town Hall offices could be rented for classes. Mayor Cole added that another discussion is should another building like the Community Center be built to accommodate the town's growth and use. Mayor Cole stated that the house would be big enough for a public reception area, one or two offices, a break room, and bathrooms- and that room will be tight. Mayor Cole stated he wanted to get some engineers to the house for recommendations. Councilmember Teagle suggested moving the library to the Beckom House and then rent the current library for a small office. Mayor Cole added that he had a conversation with Arbor Valley, and they could be moving in the next year to 18 months. He stated that Council needs to think about how to reconstruct the Arbor Valley facility. Mayor Cole reiterated that the Beckom House be repurposed as a Town Hall annex or library. Discussion continued how to house both Town Hall and a library in the Beckom House. Councilmember Teagle suggested that the house will likely need to be torn down since the costs for repairing and bringing it back to code could be more costly. Some discussion continued about the possibility of turning some of the properties into commercial rentals. Mayor Cole stated he was getting direction from the Council to get an engineer to look at the Beckom property and provide recommendations on how the house could be used.

## Polling of Council:

**Councilmember Teagle:** Councilmember Teagle stated that over the course of several meetings several issues had been brought up including requesting the Georgia State Patrol about patrolling the state highways, renovation work on Town Hall and the Community Center, and putting together a Planning Commission to review zoning in planning for the future of the town. Mayor Cole stated his mayor's updates included the issues about the Community Center and the Planning Group. He stated the Georgia State Patrol has not been contacted and that previous conversations about the speed limit on Highway 16 and that the Georgia Department of Transportation did not see the need to reduce the speed limit. Mayor Cole added that a new bus stop sign had been placed on Highway 54 between Dollar General and Highway 154. Ms. Garlington stated there had always been a sign at that location and that it did not address the school bus issues on Highway 54. Councilmember Teagle added there was talk about putting up a second library kiosk at Wellsburg Station or Williams Circle and a nicer sign created for the entry of the town at Old 16 and the high school.

**Councilmember Edge:** Councilmember Edge stated he wanted to discuss the Planning Commission as well. He was also wanting to learn more about the Beckom House and its potential and stated he would try to come by Town Hall in the coming days to get the keys and look around the property.

## Clerks Minutes:

There were no Clerk's Minutes.

## Mayor's Updates

**Master Planning Group:** Mayor Cole stated there are changes coming to Sharpsburg with the addition of Twelve Parks and the Adamson property and other large family holdings. He wanted to get a crew of Council and staff as well as property owners in and around town to come together and think about what will be happening in the next ten to fifteen years and to plan on how it will work. He wanted to get a plan together since the changes are coming. He said he wanted to do the planning by either quadrant or by half. He said the Council needs to listen to the recommendations and then make decisions everyone can live with. He added that the Department of Transportation needs to be involved. He added that there have been conversations with Coweta County about the skew at Bob Smith Road and, while it is outside of the town's jurisdiction, it will get all parties to the table and get their input. Councilmember Good was concerned that as the County continues to approve neighborhoods without conditions and inability to meet traffic capacity then the town will be in trouble. Councilmember Teagle asked how communities such as Twelve Parks can be approved without plans to accommodate the necessary traffic capacity. Mayor Cole stated that while the community has been approved there are currently no

individual applications that have been submitted or approved that could address that concern. Councilmember Good stated that the County needs to know the town's concern. Mayor Cole agreed stating this is the very reason why a Master Planning Group is needed to get ahead of the situation.

**Georgia Department of Transportation's Transportation Alternatives Grant:** Mayor Cole reported that the Georgia Department of Transportation has issued a grant opportunity for municipalities with less than 5,000 citizens. He suggested that a grant be awarded for \$250,000 to continue the sidewalk from Terrentine Road and Main Street down to Highway 54. He explained the reason for sidewalks in that area is because the Post Office is in that direction and any connections made by golf trails and similar paths coming from Twelve Parks. He said a decision will need to be made on which side of Main Street the sidewalk will be placed on. He explained the south side of the street will knock out the trees and he said he hoped the engineer will be agreeable to placing sidewalks on the northside of the street. He thought the match for the grant is about 20%.

**LOST Renegotiation:** Mayor Cole stated that the LOST Renegotiation is continuing. He reminded the Council that the counties and cities must renegotiate the rate every ten years and he remains hopeful as the renegotiations continue. He stated that the LOST percentage will likely drop due to the negotiations but since there is such an active and strong economy the "pie is getting bigger" so the town will get more money even though it will have a smaller percentage. He suspected the County and the City of Newnan will have a different split this time that will change how much money will remain available for other municipalities. He anticipated the amount of money coming to the town would be about an average of what was received in fiscal years 2019 and 2020 which is about \$85,000. He concluded that hopefully as the LOST negotiations continue there will be a floor of \$85,000- but no lower. He speculated that the percentage amount would be around 0.17 or 0.19 of a percent. He added that since the County and the City of Newnan have 51% of the total population in Coweta County, they are the only signatories required for the renegotiations. He said while the town does not have power or authority to sign the smaller municipalities including Sharpsburg are reminding the County and Newnan there are others that need to be considered. He stated that everyone is working well together albeit with different goals and aim- but at the end of it all it is all within the family.

**Annual East Coweta vs. Newnan Game:** Mayor Cole announced that the annual East Coweta vs. Newnan game is coming up on Friday, August 26, 2022. He stated that Mayor Brady and he have placed a slight wager on the game. If Newnan wins he will bring Mayor Brady to Sharpsburg and take him out to lunch or dinner and if East Coweta wins then Mayor Brady will take Mayor Cole to Newnan for lunch or dinner. He stated that if Mayor Brady comes to Sharpsburg, then they will go to Sharpsburg Pizza and Pub. He added that Sharpsburg Pizza and Pub is incredible.

**Virtual Dog Catcher in Sharpsburg:** Mayor Cole stated that earlier in the day two dogs escaped from their owner in Wellsburg Station and came to downtown. He said he received a text asking if he knew who owned the dogs and he did. He went back onto the Wellsburg Station Facebook page, found the owner, and informed her that the dogs were found at Sandra Smith's home. He said the dog owner went to Ms. Smith's house and she was able to get the dogs back.

**Community Center Repair and Renovation:** Mayor Cole stated that there is a recommendation from Council about making the repairs and updates to the Community Center. He stated that other efforts to find someone to provide a quote have been unsuccessful, and he asked Mr. Sear's if the standards have been met to award the work to make the needed repairs. Mr. Sear's agreed Council could make the approval as a sole source. Councilmember Good moved to amend the Agenda and to add approval of repairs to the Community Center. Councilmember Teagle seconded the motion. The motion passed unanimously.

### **Executive Session**

There was no Executive Session.

**Adjournment**

Councilmember Parten moved to adjourn the August 8, 2022, Council Meeting. Councilmember Good seconded the meeting. The motion passed unanimously.

The August 8, 2022, Council Meeting adjourned at 7:19 p.m.

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Floyd L. Jones, Town Clerk

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Blue Cole, Mayor

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

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Floyd L. Jones, Town Clerk

