

# TOWN OF SHARPSBURG

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

March 3, 2025

## MINUTES

**6:00PM**

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

Mayor Good called the March 3, 2025 Town Council Meeting to order at 6:04 p.m.

### **Pledge of Allegiance:**

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

### **Establish Quorum:**

Town Administrator Jones stated a quorum of Council was present. It was noted that Councilmembers Tom Teagle and Cynthia Pucket-Pike were not in attendance.

### **Presentations:**

There were no presentations on the agenda.

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

#### **1. January 6, 2025 Work Session Minutes**

Council Member Garlington moved to approve the January 6, 2025 Work Session Minutes. Council Member Edge seconded the motion. The motion passed 3-0-2 with Council Members Teagle and Puckett-Pike being absent.

#### **2. January 6, 2025 Minutes**

Council Member Edge moved to approve the January 6, 2025 Minutes. Council Member Garlington seconded the motion. The motion passed 3-0-2 with Council Members Teagle and Puckett-Pike being absent.

### **Public Hearing:**

There were no Public Hearings on the Agenda.

## **New Business:**

### **1. Amendment to Animal Control Ordinance: First Reading**

The first reading of an amendment to the Animal Control Ordinance was held. The amendments copy already adopted amendments by the Coweta County Board of Commissioners. Brief discussion followed.

Since this was the first reading, no vote was held on this matter. It will return for a second reading and a vote at the April 7, 2025 Town Council meeting.

### **2. Special Use Permit: Sharpsburg Baptist Church Yard Sale**

Town Administrator Jones briefed Council on the details of this Special Use Permit. It was noted this request spanned for three days. Town Administrator recommended approval of the request.

Council Member Edge moved to approve the Special Use Permit as provided. Council Member Garlington seconded the motion. The motion passed 3-0-2 with Council Member Teagle and Council Member Puckett-Pike being absent.

### **3. Safebuilt: Professional Services Agreement; CPI Increase**

Town Administrator Jones reminded the Council that Safebuilt's costs increase based on the Consumer Price Index (CPI). He noted that the town has an adopted fee schedule that serves to offset the cost for Safebuilt's services. He stated that the increase from Safebuilt will prompt a review of the current fee schedule to ensure that the town does not make a profit from the fees but also does not lose funds. He stated a renewed fee schedule would be provided to the Council for consideration in conjunction with the Fiscal Year 2026 budget. Attorney Sears added that the town could charge administrative fees, but the fees are to capture the cost for the town- but not to raise revenue for the town.

Council Member Edge moved to approve the Professional Services Agreement with Safebuilt regarding CPI increases. Council Member Garlington seconded the motion. The motion passed 3-0-2 with Council Member Teagle and Council Member Puckett-Pike being absent.

### **4. VC3: Proposed Agreement Renewal**

Town Administrator Jones briefed the Council on the proposed VC3 Agreement. It was noted the last agreement with VC3 was signed in 2022. The agreement under consideration was for three years and represented a 13% increase. It was further noted that the costs may continue to increase due to factors outside of VC3's control such as increasing costs for Microsoft licensing. There was further discussion about the improvement in recent years of VC3's responsiveness and customer service. Council Member Edge stated the town had made several substantial changes recently and thought it was best for the town to not make more changes at the current time. He did add as the costs continue to increase it will result in looking at other providers. Community Center Coordinator Angie Moore spoke on how VC3 helps her from a Community Center standpoint. Council Member Garlington stated she was not very satisfied with VC3's customer service but she agreed with Council Member Edge that now is not the time to make any changes.

Council Member Edge moved to approve VC3's Agreement Renewal. Council Member Garlington seconded the motion. The motion passed 3-0-2 with Council Member Teagle and Council Member Puckett-Pike being absent.

## 5. Concrete by Design: Ratify Change Order

Town Administrator Jones reminded the Council that on October 14, 2024, it had agreed to have the flooring in the Community Center and Town Hall to be redone by Concrete by Design. The initial cost for the re-flooring was \$31,235.64 to be paid with SPLOST 2019 funds. The Community Center was re-floored first and while doing the work, it was discovered there was an additional, or fourth layer, of flooring that had to be removed. This increased labor and disposal costs. The council approved a change order for the additional work in the amount of \$3,250 utilizing SPLOST 2019 funds on December 2, 2024.

The Town Hall was re-floored in January 2025. Similar to the Community Center, the Town Hall also had a fourth layer of flooring, increasing the costs for labor and disposal by \$972. Town Administrator Jones received a verbal agreement from all Council Members regarding the additional cost. He requested the verbal approval for the additional cost for the work at Town Hall to be ratified for the record.

Council Member Garlington moved to ratify Council's agreement to spend an additional \$972 for the additional work by Concrete by Design in the Town Hall. Council Member Edge seconded the motion. The motion passed 3-0-2 with Council Member Teagle and Council Member Puckett-Pike being absent.

## 6. Ultimate Security: Update

Town Administrator Jones reminded Council it had approved Ultimate Security to install additional security at the Community Center, Town Hall, and the library using a combination of American Rescue Plan Act (ARPA) funds and SPLOST 2019 funds. He reported the installation of the security was completed.

He further noted that in his report to Council in October, the full quotes were provided to Council, but the summary of the quotes neglected to include a \$5,000 line item for cameras. He reported that he spoke to each Council member individually about this matter and for the sake of clarity he put this matter back on the agenda to clarify the authorized amounts to be spent from each fund. The requested amounts to be spent were:

- \$8,990.49 utilizing ARPA funds
- \$14,719.51 utilizing SPLOST 2019 funds

Council Member Edge moved to clarify the funds as requested. Council Member Garlington seconded the motion. The motion passed 3-0-2 with Council Member Teagle and Council Member Puckett-Pike being absent.

Town Administrator Jones added Ultimate Security charges \$50 a month for monitoring both at the Town Hall / Community Center and at the library. However, there has been an incident where the alarms were tripped early in the morning requiring staff to respond without having a full understanding of what caused the alarm to trip. He reported that staff had come to the Community Center around 1:30 a.m. to determine why the alarm was tripped. He said this presented a potentially dangerous situation for staff, so he authorized an additional expenditure from the General Fund- raising the cost from \$50 a month to \$70 a month, to enable staff to see live-time cameras, lock doors, and activate alarms and make appropriate responses from their homes or anywhere they have cell phone service. The council agreed with the Town Administrator's assessment of the situation.

Council Member Edge moved to ratify the Town Administrator's agreement for an additional \$20 a month. Council Member Garlington seconded the motion. The motion passed 3-0-2 with Council Member Teagle and Council Member Puckett-Pike being absent.

## **7. Cooks Office Supply: Update**

Town Administrator Jones reminded Council that on September 9, 2024, it had authorized a quote from Cooks Office Equipment to replace and provide new furniture, chairs, shelving, and fireproof cabinets for Town Hall utilizing American Rescue Plan Act (ARPA) funds in the amount of \$38,973. He reported that all furniture had been replaced, shelving had been installed, and chairs and fireproof cabinets had been delivered.

He reported that as the invoices came in, some were lower than the quoted price, but the fireproof cabinets were more expensive than quoted due to a clerical error. He requested an additional \$599.55 be authorized by the General Fund- Contingency funds to pay for the additional cost.

Council Member Edge moved to approve the additional \$599.55 from the General Fund- Contingency account. Council Member Garlington seconded the motion. The motion passed 3-0-2 with Council Member Teagle and Council Member Puckett-Pike being absent.

## **8. 2025 Holiday Schedule**

Town Administrator Jones reported that the holidays under consideration are already recognized federal holidays, and the town already observes these holidays by closing Town Hall and the library. He did note that Christmas Eve, Christmas Day, New Year's Eve, and New Years Day fall in the middle of the week. He stated town operations would remain active on Monday and Tuesday prior to Christmas Eve with the remainder of the week being closed. He added that the Monday and Tuesday between Christmas and the New Year would continue to see the town open and operational, however, he may close Town Hall early on those days.

Council Member Garlington moved to approve the 2025 Holiday Schedule as provided. Council Member Edge seconded the motion. The motion passed 3-0-2 with Council Member Teagle and Council Member Puckett-Pike being absent.

## **9. Senate Bill 395: Opioid Antagonist**

Town Administrator Jones reported that it had come to his attention last week that he Georgia General Assembly approved Senate Bill 395. Known as "Wesley's Law," it requires schools, courthouses, and municipal buildings to provide opioid antagonists in the event of an opioid overdose. This requires municipalities to supply at least three unit doses of opioid antagonists, and the doses must be available and accessible during regular business hours and outside of regular business hours for all government entity events. More than one employee is to be responsible for training. Every government entity needs to establish internal training and implement a policy for opioid antagonist administration. The town learned of this law less than a week ago,

Since learning of the law, the town has contacted Sam Connor of Newnan CPR who has provided the town with three doses of opioid antagonists. Town is looking to provide a cabinet that will remain unlocked for the public and staff to obtain the opioid antagonists. A policy will soon be presented to Council concerning training and administration of opioid antagonists.

Discussion was held regarding the vagueness of the law and challenges other governments have encountered in implementing the law. It was recommended that signage be considered showing renters where the opioid antagonists are located and to ensure that the opioid antagonists are not expired.

The council did not vote on this matter.

## 10. Historical Concepts

Mayor Good asked for the agenda to be amended to discuss a proposal from Historical Concepts.

Council Member Garlington moved to amend the agenda to discuss a proposal from Historical Concepts. Council Member Edge seconded the motion. The motion passed 3-0-2.

Downtown Development Authority Chairwoman April Yarbrough reported that earlier in the day the Downtown Development Authority (DDA) approved Historical Concepts to conduct an analysis of the town's Zoning Ordinance and Design Guidelines. This enables the DDA to eventually take other initiatives like issuing façade grants. Historical Concepts' focus would concern regulations that guide the build environment and would include topics such as land use allocations, open space, parking, building placement and size, and building design guidelines while adhering to the town's Comprehensive Plan. The goal of the work is to identify challenges to achieving appropriate and attractive new development by making recommendations for improvement to the regulations, thus providing tools which can be used to pursue the town's mission statement.

Chairwoman Yarbrough added that the quoted cost, approved by the DDA, was not to exceed \$10,000 and that the cost would be paid by the Downtown Development Authority- not the Town of Sharpsburg pending Council's approval. Chairwoman Yarbrough added the DDA has \$23,000 available and that they would present their budget to Council at the April 2025 meeting.

Attorney Sears added that this was being brought to Council not for approval of payment, but to ensure that the Council agreed with DDA's initiative. It would make no sense for the DDA to spend up to \$10,000 on recommendations to be made if the Council had no interest in potential changes to its zoning. He added that Council is not obligated to accept any of the recommendations, and that Council can choose what recommendations they want. He stated this is a good alternative in addressing the town's zoning ordinance that is outdated, cumbersome, designed for sewer that never came, and is probably overly restrictive for the growth of the town.

Council Member Garlington questioned if the town would be financially responsible should the costs to Historical Concepts be higher than \$10,000 or if the DDA cannot or does not pay. Attorney Sears replied that only the DDA is responsible for the cost of this analysis from Historical Concepts, however, the town may have financial responsibilities should it choose to accept and implement any of the recommendations.

Council Member Edge moved to authorize the Downtown Development Authority of Sharpsburg to proceed with Historical Concepts for analysis and recommendations to the Zoning Ordinance and design guidelines. Council Member Garlington seconded the motion. The motion passed 3-0-2 with Council Member Teagle and Council Member Puckett-Pike being absent.

## 11. Georgia Power: Discussion about power outages in Sharpsburg

Council Member Garlington stated she asked for this matter to be placed on the agenda since the town experiences numerous power outages and power spikes. She said this issue has come up several times, especially as she has contacted residents in the Wellsburg Station subdivision.

Town Administrator Jones stated that the power spikes in 2023 damaged the town's security system and caused damage to streetlights in town. He had also heard of residents in Wellsburg Station who complained the power spikes damaged appliances in their homes. He stated that he had discussed these issues with Sister Ward of

Georgia Power, who corrected the issues. He said the numbers of power spikes had decreased in town, but the town does experience several power outages- the last one being last week. He said the question that keeps coming to him is how to address the situation with some recommending the town be more aggressive in seeking answers and getting results. He added that last week, during the last power outage, he spent over two hours on the phone with various individuals calling him at home to complain about the power outage.

Council Member Edge added that the residents in Wellsburg Station were still experiencing power spikes and outages. He said he had spoken to Georgia Power engineers who gave him two different answers on what the problems are, but the problems are persisting in Wellsburg Station. He said the citizens at Wellsburg Station just want answers and they have reached out to Commissioner Jeff Fisher who is planning on meeting with Georgia Power engineers. These power issues are affecting areas outside of Sharpsburg as they are also impacting Senoia. Administrator Jones recommended that a Council Member from Sharpsburg should attend that meeting and provide input on the town's behalf. Council Member Edge stated he would attend that meeting should his schedule allow.

The council did not vote on the matter.

**Old Business:**

There were no items under Old Business.

**Public Comments:**

There were no public comments given.

**Polling of Council:**

The council did not provide any comments.

**Administrator's Report:**

**Coweta County- Service Delivery Strategy Meeting:** Administrator Jones reminded Council they had received an email from Coweta County asking them to attend the Service Delivery Strategy meeting on Thursday, September 18, 2025, from 10 a.m. to 11:45 a.m. in the Training Room at the Newnan Station location.

**Annual Ethics Filings:** Administrator Jones reminded the Council they will need to complete their annual Ethics filings by June 30, 2025.

**Annual Financial Audits:** Administrator Jones stated he will be preparing and going through the annual financial audit for Fiscal Year 2024. He said his focus for the remainder of the week and much of next week will be on the audit.

**Community Center Repairs:** Administrator Jones reminded Council it given approved Mr. Paredes to make repairs in the Community Center. He said that despite several attempts, the town has not heard back from Mr. Paredes. He said Council Member Teagle was trying to contact Mr. Paredes, but should we not be able to contact him the town will need to consider another person to make repairs.

**Heater / Air Conditioning:** Administrator Jones briefly reported on the continuing issues with heating and air in the Community Center and Town Hall. He reported that the town is seeking quotes on replacement and/or repair of the air conditioners and heaters.

**Mayor's Updates:**

**Clean-up of Back Parking Lot:** Mayor Good reported container had been cleaned out. She added the trash and debris between the back parking lot and the railroad track had been cleaned out, including an old bed liner and random junk where people had used the area as a makeshift dumpsite. She added the playground had been hauled away and equipment had to be rented to remove larger items. She noted there are three 4,500 lbs. concrete tunnels that could not be moved. Mayor Good added she did receive a new catalog with playgrounds and what can be installed in given spaces and measurements. She added the light posts had been removed and potentially debris by the side of the container as well.

**Executive Session:**

There was no Executive Session.

**Adjournment:**

Councilmember Edge moved to adjourn the March 3, 2025 Council meeting. Councilmember Garlington seconded the motion. The motion passed 3-0-2 with Councilmembers Teagle and Puckett-Pike being absent.

The March 3, 2025 Council meeting adjourned at 7:16 p.m.

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Floyd L. Jones, Town Administrator

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Elizabeth Good, Mayor

The foregoing minutes were duly approved at an official meeting of the Sharpsburg Town Council, in Sharpsburg, Georgia, on the seventh day of April 2025.

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Floyd L. Jones, Town Administrator