

TOWN OF SHARPSBURG

TOWN COUNCIL MEETING
A & O Bridges Community Center
105 Main Street, Sharpsburg GA
December 1, 2025

MINUTES

6:00PM

Call Council Meeting to Order:

Mayor Good called the December 1, 2025, Council Meeting to order at 6:01 p.m.

Pledge of Allegiance:

Mayor Good led all in the Pledge of Allegiance.

Establish Quorum:

Town Administrator Jones reported a quorum was present. It is noted that Councilmember Cynthia Puckett-Pike was not present at the start of the meeting, but she came to the meeting at 6:12 p.m. during the discussion of the Wastewater Master Plan.

Presentations:

There were no presentations on the agenda.

Review/Approval of Minutes:

1. Approval of November 2025 Minutes

Councilmember Garlington moved to approve the November 10, 2025, Minutes. Councilmember Teagle seconded the motion. The motion passed unanimously.

Public Hearing:

1. First Reading- Fiscal Year 2026 Budget

Administrator Jones presented the proposed Fiscal Year 2026 Budget. He stated this is a first reading, so no vote was expected. He went over the highlights of the budget. It was noted that the information regarding the FLOST 2026 budget had a typo in it referencing SPLOST 2025.

Mayor Good opened the floor for Public Comment. No one spoke during Public Comment. Mayor Good closed the floor to Public Comment.

Council did not provide direction on the budget and did not vote on the budget.

New Business:

1. Consideration of Wastewater Master Plan

Mr. Jarred Jackson and Mr. Brandon Maliniemi, both of Krebs Engineering, gave a PowerPoint presentation for the town's Wastewater Master Plan.

It was noted that the Master Plan serves as a "great roadmap for planning and development" but that it is a living document that provides flexibility as needed. It was further noted that the core of the plan involved Main Street, but that other aspects of the plan could be built out "a la carte" as needed. This work would require coordination with the Coweta County Water and Sewerage Authority, it would require securing grants in combination with agreements with developers, and that other matters would have to be ironed out first.

Councilmember Teagle clarified that the plan involved pump stations that would cause the sewer system to go over the ridge through town. Other questions about how to proceed with the plan were also asked.

Councilmember Edge moved to approve the Wastewater Master Plan. Councilmember Teagle seconded the motion. The motion passed unanimously.

2. Instructor's Contract

Administrator Jones gave an overview of the new Instructor's Agreement, why it was adopted by the town council, and the requirements of the contract.

The floor was opened for the instructors to discuss the new contract.

Liz Fragapano, Rachel Ferguson Garrison, Kay Stanley, and Sam Connor commented on the new contract.

Ms. Fragapano: Ms. Fragapano spoke about how the Quilters are grandfathered into using the Community Center for free. She said the Quilters are not instructors and have not been doing instructions. She spoke about the donations given to the veterans and how the quilters made masks for the town in 2020 for the Covid pandemic. She questioned the \$75 fee that had been floated for cleaning. Ms. Fragapano suggested that the instructor's come together periodically to open communication among themselves about the needs and issues in the Community Center.

Rachel Ferguson: Mrs. Ferguson spoke about her years of instruction at the Community Center and spoke of her ties to the Community Center. She spoke about how much she paid to the town last year and how the amount to be paid would increase with the new contract. She stated that coming to the Community Center to throw out trash and clean up before her events was too much, and that cleaning up was wasteful due to the small amount of trash left. She said she was trying to keep her prices low, but that the increase cost would be more for her students. Her issues, in summary, were: 1) Cleaning up prior to an event that takes time from the event; 2) Maintenance issues of the Community Center; 3) Instructor Fees were too high. She concluded that the Community Center was like home to her.

Kay Stanley: Mrs. Stanley spoke about her years coming to the Community Center to teach art. She spoke of the concerns she had and that her students had about the new agreement. She stated that she does her part in cleaning, and how telling about messes that she finds puts her on edge. She did not like being in a position where she had to tell on others. She also understood that town staff are put in a tough situation of having to police against others when others do not do as they should. She asked everyone to do their part. Mrs. Stanley agreed that greater communication between the instructors was needed and agreed with Ms. Fragapano's suggestion.

Sam Connor: Mr. Connor stated that he had no problems with the town staff and understood the concerns as presented. He said the costs and methodology adopted with the town were in line with other venues where he works. He asked for clarity from Attorney Sears about getting the waiver holding the town harmless. Attorney Sears stated that the town's requirements were common to other localities. He said it was the instructor's responsibility to receive the waivers, and he recommended the waivers be kept both by the town and the instructors.

Maintenance issues of the Community Center were discussed. Administrator Jones stated the town had spent approximately \$50,000 in maintenance costs in 2025 and that other maintenance items were earmarked to be addressed in 2026 pending budget approval. In the meanwhile, it was suggested that signage be placed in key areas advising all that the area is under maintenance and to use caution.

Councilmember Edge stated that the Instructor's Agreement was approved in July 2025 and was unlikely to change anytime soon. He added that there are methods for the instructors to pay the new rates and provided examples such as getting sponsorships. He further requested that the instructors should come back in a few months and provide an update after giving the new contract an opportunity to work out.

Council did not provide any direction and did not vote on this matter.

Old Business:

1. Team Hungry- Request Exemption for Market Days in 2026

Administrator Jones stated this matter was tabled from last month. In November, Team Hungry made a request for several to be provided to them free of charge for hosting the Sharpsburg Market. This type of request has been made since 2020, however, at the last meeting, Team Hungry indicated that this request for facilities may have gone as far back as either 2018 or 2019. Mr. Jones reminded Council that he was instructed to investigate rates charged by other jurisdictions for non-profit rates.

Mr. Jones discussed what information was provided from other jurisdictions and how there is not a true standard used by the municipalities. He explained that some municipalities provide no special allowances for non-profits; others charge a lower amount for non-profits. Other municipalities no longer work with non-profits.

Council decided that non-profit organizations should pay for use of the facilities, however, they should not have to pay the full amount for the facilities. It was noted that renting the Community Center for six hours is \$250, and that a charge of half price is \$125 for non-profits. Additional hours, which are normally \$50 per hour, would also be cut in half to \$25. Council agreed that the rental costs be cut in half for non-profits.

Councilmember Teagle moved to charge non-profit organizations half the rental costs in the rental agreement and for all organizations seeking non-profit rates to provide proof of their non-profit status. Councilmember Garlington seconded the motion. The motion passed unanimously.

Public Comments:

No Public Comments were given.

Polling of Council:

Councilmember Edge: Councilmember Edge thanked the instructors for coming to the meeting and encouraged them to continue coming to the meetings. He said it was good to get input from them.

Councilmember Puckett-Pike: Councilmember Puckett-Pike suggested that the Councilmembers be assigned projects that they are especially interested in, to address their projects, and to return to the Council with their recommendations. She said there is often a lot of talk about what needs to be done, but some matters go unaddressed for years, and this would be a way to spur some of these matters to a conclusion. Council agreed this was a good idea.

Councilmember Garlington: Councilmember Garlington asked about the schedule of the Downtown Development Authority's Christmas festival. Mayor Good stated the calendar of events would be provided tomorrow.

Administrator's Report:

Instructors Attendance: Administrator Jones thanked the instructors for coming and giving their opinions.

Christmas Decorations: Administrator Jones thanked the Downtown Development Authority for putting up the Christmas decorations. He said they looked particularly good.

Executive Session- Real Estate Acquisition: Administrator Jones reported there would need to be an Executive Session to discuss Real Estate matters.

Christmas: Administrator Jones wished all in attendance a Merry Christmas.

Mayor's Updates:

There was no Mayor's Update.

Executive Session:

Real Estate: Councilmember Teagle moved to adjourn into Executive Session to discuss real estate matters. Councilmember Edge seconded the motion. The motion passed 4-0-1 with Councilmember Puckett-Pike out of the room during the vote.

The Council adjourned into Executive Session to discuss real estate matters at 8:08 p.m.

The Council returned to Official Session at 9:09 p.m.

Executive Session Affidavit: Councilmember Edge moved to authorize the mayor to sign an Executive Session Affidavit stating matters of Real Estate were discussed. Councilmember Teagle seconded the motion. The motion passed unanimously.

Perk Test and Appraisal: Councilmember Edge moved to authorize the Town Administrator to get a perk test for town property and to get a residential appraisal for the same town property. Councilmember Teagle seconded the motion. The motion passed unanimously.

Adjournment:

Councilmember Puckett-Pike moved to adjourn the December 1, 2025, Council meeting. Councilmember Edge seconded the motion. The motion passed unanimously.

The December 1, 2025, Council meeting adjourned at 9:09 p.m.


Floyd L. Jones, Town Administrator


Elizabeth Good, Mayor

The foregoing minutes were duly approved at an official meeting of the Sharpsburg Town Council, in Sharpsburg, Georgia, on the 5th day of January 2026.


Floyd L. Jones, Town Administrator