

# TOWN OF SHARPSBURG

TOWN COUNCIL MEETING  
A & O Bridges Community Center  
105 Main Street, Sharpsburg GA  
November 10, 2025

## MINUTES

**6:00PM**

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

Mayor Good called the November 10, 2025 Council Meeting to order at 5:57 p.m.

### **Pledge of Allegiance:**

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

### **Establish Quorum:**

Town Administrator Jones stated a quorum was present with all Councilmembers in attendance.

### **Presentations:**

There were no presentations on the agenda.

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

#### **1. Approval of September 8, 2025 Minutes**

Councilmember Edge moved to approve the September 8, 2025 Minutes. Councilmember Teagle seconded the motion. The motion passed unanimously.

### **Public Hearing:**

There was no Public Hearing on the Agenda.

### **New Business:**

#### **1. Team Hungry and Chick-Fil-A Leadership Academy: Idea for the Old Playground**

Mr. Jeff Flavin, representing Team Hungry, presented and proposed a plan for Team Hungry and Chick-Fil-A Leader Academy to raise funds for the installation of a sensory (or STEM) playground. The playground equipment would be purchased from Miracle Playground Company. He sought permission to proceed in planning and implementing the playground project. Mr. Flavin also answered questions from the Town Council about the plans. Mr. Flavin explained that project is approximately \$86,000 and these funds would be obtained through fundraising efforts from Team Hungry.



Mr. Flavin stated that the plans called for a more traditional playground once the sensory playground was installed. Maintenance of the playground would become the town's responsibility one year after the playground was installed.

Attorney Sears recommended that the key players come together to discuss an agreement if the town wanted to move forward with the proposal. Questions of liability were addressed. Concerns were raised should Team Hungry raise partial funds and be unable to meet their goals since the responsibility would come back to the town.

The Council did not vote on this item, but directed Mr. Flavin, town staff, Safebuilt, and Miracle Playground Company meet to iron out details. Council also stated they were not ready to decide on what they could support until additional details were provided.

No vote was taken on this matter.

## **2. Team Hungry: Request Exemption for Market Days in 2026**

Mr. Jeff Flavin, representing Team Hungry, asked for seven days to be provided to Team Hungry at no cost for Sharpsburg Market Day. He stated this type of request has been approved by Council for years.

Councilmember Garlington stated the town budget had grown tighter in 2025 with less revenue coming in than anticipated. She recommended that a flat fee for non-profits be explored. Discussion followed regarding the specific costs for the use of non-profits including costs for water, lights, supplies, staff time, and other expenses. Town Administrator Jones reported that costs for these types of events are not broken down to individual expenses. There was also discussion about charging a minimal hourly fee for non-profit use of town facilities- including the library.

Council directed staff to explore costs for non-profit uses of town facilities and provide a recommendation.

Councilmember Garlington moved to table this item until December the 1, 2025 Council meeting. Councilmember Puckett-Pike seconded the motion. The motion passed unanimously.

## **3. Composite Plat: Review for approval**

Town Administrator Jones reminded Council that in September 2025 it had rezoned three properties from Residential (R-1) to Traditional Highway Commercial (THC) properties. He stated that the applicant had presented a composite plat so that the properties could be combined from three plats to one plat.

He stated that per the Zoning Ordinance, there is no discussion about composite plats. Furthermore, the ordinance authorizes the Zoning Administrator to make decisions on these matters. In the absence of an appointed Zoning Administrator a Zoning Committee makes the decision. In the absence of a Zoning Committee, Town Council makes the decision. He noted there is no black and white language in the ordinance providing him with the authority to approve the composite plat.

Councilmember Edge moved to approve the composite plat as presented and to authorize Mayor Good and Administrator Jones to sign the composite plat. Councilmember Garlington seconded the motion. The motion passed unanimously.





**4. Resolution 2025-09: Commitment to rollback FY2027 Millage Rates to 0.00 mills based on approval of the Floating Local Option Sales Tax (FLOST)**

Town Administrator Jones reported that on November 4, 2025, the voters of Coweta County approved a Floating Local Option Sales Tax (FLOST) referendum. This approval, which is for a period of five years, authorizes a one-cent sales tax on every dollar of purchases in Coweta County. Per the intention of the law, funds raised by FLOST are meant to offset property taxes. Mr. Jones presented a first-draft of the 2026 town budget stating some calculations will be revisited as November progresses, however, he wanted the Council to see how FLOST funds would fund the budget and could be utilized so that all property taxes in 2026 could be reduced to nothing. He explained that Resolution 2025-09, as presented, would be a promise that millage rates- when set in August 2026, would be rolled back to 0.00 mills- meaning no property tax. He suggested that if the projected funds hold true throughout the next five years, it may be possible to continue charging no property taxes for five years. He cautioned that this FLOST approval was only for five years, so if they expire or are not renewed by the voters, then the town would have to return to setting property taxes to meet operational costs.

Councilmember Edge moved to approve Resolution 2025-09. Councilmember Puckett-Pike seconded the motion. The motion passed unanimously.

**5. FLOST- New Bank Account: Authorization to open a new bank account to receive FLOST funds.**

Town Administrator Jones stated that since the FLOST referendum was approved by the voters of Coweta County, he would need formal approval from Council to start and manage the FLOST account:

- Town Administrator authorized to open a new bank account for receiving FLOST funds.
- All FLOST funds are to be received by direct deposit.
- Any FLOST funds transferred to the operational fund would be done at the express approval of Town Council.
- The FLOST fund would be audited annually to ensure all requirements are met.

Councilmember Edge moved to authorize and enable the following: the Town Administrator is authorized to open new bank account for receiving FLOST fund; all FLOST fund to be received by direct deposit; any FLOST funds transferred to the operational fund would be done at the express approval of Town Council; and the FLOST fund would be audited annually to ensure all requirements are met. Councilmember Puckett-Pike seconded the motion. The motion passed unanimously.

**6. Polly Garlington: Consideration to rent the library.**

Councilmember Garlington recommended the library to be rented to raise town income and to provide exposure to the library since it is being underutilized.

Community Center Coordinator Angie Moore stated that a concern would be cleaning of the library and said the cost should include enough to cover its cleaning. Town Attorney Brad Sears recalled this discussion occurred prior to the 2020 pandemic and there was an agreement already available to rent the library. Some discussion followed regarding what could be done, from a rental perspective, to generate interest in the library. There were a couple of drawbacks to the library, namely the physical space available and lack of parking. Administrator Jones added that the intention was to bring exposure to the library so anyone wanting to rent the library should be charged a minimal cost for clean-up. Additional discussion followed.



During this discussion, Councilmember Garlington asked Mr. Joe Bridges, who was in the audience, to present his thoughts to the Council.

Mr. Bridges stated that he had a couple of other requests not necessarily related to the topic and asked if he could speak of them instead. Council agreed. Mr. Bridges stated his tenants had approached him about the streetlights not coming on after dark, due to the recent time change. He asked if that could be looked into. He also asked if he could be provided with the sewer study that the town is having prepared. Mayor Good replied that the study is still being prepared and is not available currently. She added that once the study is available, she would provide a copy to Mr. Bridges. Town Administrator Jones added that he too did not have the study to provide at this time. Mr. Bridges also questioned the amount of a cleaning fee since it did not leave many funds remaining for the town to profit. Mrs. Moore explained that a cleaning fee was separate from the rental fee. Mr. Bridges left the meeting after his requests were made.

Council did not vote on this issue, but recommended the library be marketed to determine what interest exists in renting the library.

## **7. Meeting Calendar: Approval of 2026 Meeting Calendar**

Town Administrator Jones stated the 2026 Meeting Calendar had been prepared based on available information. He noted that the September meeting would only be two weeks from the October meeting and stated that meeting may be cancelled as the year develops. He further added that the Meeting Calendar may have to be amended once additional information is provided regarding election dates and their run-off election dates.

Councilmember Puckett-Pike moved to approve the 2026 Meeting Calendar. Councilmember Edge seconded the motion. The motion passed unanimously.

### **Old Business:**

There were no items of Old Business on the Agenda.

### **Public Comments:**

No one spoke during Public Comments.

### **Polling of Council:**

None of the Councilmembers provided comments.

### **Administrator's Report:**

- **Codifying Update: Administrator** Jones reported that in October he and Attorney Sears had a Zoom meeting with CivicPlus / Municode and provided directions on several matters needing to be resolved. He said the meeting has resulted in CivicPlus continuing to work on codification and the town work is getting closer to being completed. He added it was known this would take a while to be completed, but the end was near for the project.





- **Ethics Filings: Administrator** Jones provided information to the Town Council regarding a change to how Ethics will be filed in coming years. He stated that for the year 2026, ethics documents would continue to be filed in the same way they were accustomed to, however, in year 2027 the filings would be done by the elected officials themselves. He added there would be changes to how the filing would be done, but he currently did not have enough information on that new procedure.
- **Georgia Power:** Administrator Jones stated that Georgia Power had provided notification that they had engaged NexGen Energy Services, as an approved contractor, to conduct meter replacements throughout the town. He stated the work to begin replacements started on November 3, 2025 and will take approximately three months. He said if they get questions or concerns about this, be aware this is legit from Georgia Power.
- **Local Government Risk Management Services (LGRMS) Dissolved:** Administrator Jones stated earlier today he had received an email from Georgia Municipal Association (GMA) stating the Board of Directors of LGRMS had decided to dissolve LGRMS in order to allow each fund to further enhance and customize its own loss control and prevention programs. He explained this may have an impact on the annual safety grants that the town receives in the amount of approximately \$3,000. He felt sure that another safety grant check would be provided for improvements made this year but was uncertain if it would be available in the following years.
- **Veteran's Day:** Administrator Jones reminded Council the Town Hall would be closed on Tuesday, November 11, 2025 in observance of Veteran's Day.

#### Mayor's Updates:

- **Instructors: Mayor** Good stated that there is an ongoing issue with instructors using the facilities at the Community Center such as the community center not being cleaned properly, complaining to staff, complaining that some uses are made free of charge. Administrator Jones added that the constant issue of managing the instructors is taking a toll on staff who are constantly in the middle of the bickering and complaining. He added that increasingly in recent weeks the complaints have ramped up. He added that Mrs. Moore has had to go into the community center several times over the past weeks to clean it up with the hope that another instructor does not complain. He mentioned that other towns the size of Sharpsburg do not have instructors, and that the amount of time spent on dealing with instructors who do not fulfill their agreements with the town and who provide pushback when approached about these matters was not justified when the total income provided by the instructors is only 2% of the revenue budget. He added that the issue at hand some of the classes have been around for decades and so consideration needs to be given on how to handle the situation so that those who are doing the right thing are not punished for the sins of others.

Council asked that all instructors be requested to attend the December 1, 2025 meeting to discuss these matters.

#### Executive Session- Real Estate:

Administrator Jones asked for Executive Session to discuss a Real Estate matter.

Councilmember Edge moved to enter Executive Session to discuss Real Estate. Councilmember Teagle seconded the motion. The motion passed unanimously.

Council entered Executive Session at 7:31 and the Executive Session exited at 7:49 p.m.

Councilmember Edge moved to exit Executive Session and to return to Open Session. Councilmember Teagle seconded the motion. The motion passed unanimously.




- **Executive Session Affidavit:** Councilmember Teagle moved to authorize the mayor to sign an Executive Session Affidavit stating Real Estate was discussed in Executive Session. Councilmember Edge seconded the motion. The motion passed unanimously.

**Adjournment:**

Councilmember Teagle moved to adjourn the November 10, 2025 Council meeting. Councilmember Edge seconded the motion. The motion passed unanimously.

The November 10, 2025 Council meeting adjourned at 7:49 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 1st day of December 2025.

  
Floyd L. Jones, Town Administrator

