

SHARPSBURG TOWN COUNCIL

Elizabeth Good; Mayor
Cynthia Puckett-Pike; Post 1
Alex Edge; Post 2
Tom Teagle; Post 3
Polly Garlington; Post 4



TOWN OF SHARPSBURG, GEORGIA

Floyd L. Jones; Town Administrator
Brad Sears; Town Attorney
Angie Moore; Community Center Coordinator

Sharpsburg Town Hall
105 Main Street
Sharpsburg, Georgia 30277
www.sharpsburg-ga.gov

MINUTES

August 10, 2026
6:00 p.m.

Welcome to the meeting of your Sharpsburg Town Council! Your participation in Town government is appreciated. All regularly scheduled Town Council meetings are open to the public and are typically held on the 1st Monday of each month at 6:00 p.m.

Call Council Meeting to Order:

Mayor Good called the August 10, 2026 Council Meeting to order at 6:01 p.m.

Pledge of Allegiance:

Mayor Good led all in the Pledge of Allegiance.

Establish Quorum:

Administrator Jones stated a quorum was present. All Councilmembers were present.

Presentations:

There were no presentations on the agenda.

Review / Approval of Minutes:

1. Approval of July 6, 2026 Minutes

Councilmember Garlington moved to approve the July 6, 2026 Minutes. Councilmember Teagle seconded the motion. The motion passed 4-0-1 with Councilmember Puckett-Pike abstaining from the vote.

2. Approval of July 20, 2026 Work Session Minutes

Councilmember Puckett-Pike moved to approve the July 20, 2026 Work Session Minutes. Councilmember Garlington seconded the motion. The motion passed unanimously.

Public Hearing:

1. Consideration of Resolution 2026-08: Establishing 2026 Millage Rates

Mayor Good opened the floor for any member of the public to speak in favor of or in opposition to Resolution 2026-08. No one spoke in favor of or in opposition to the resolution. Mayor Good closed the public hearing.

Councilmember Edge moved to adopt Resolution 2026-08: Establishing 2026 Millage Rates. It is noted that this resolution set the 2026 Millage Rates to 0.000 mills.

Administrator Jones asked Council to authorize the transfer of \$27,703.66 from the FLOST 2026 Account to the Town's General Fund. The requested amount was equal to the amount the town would have received from property taxes if the Council had accepted the full rollback from 1.616 mills to 1.591 mills. The Town Council was able to roll property tax to 0.000 mills because property tax has been fully funded by FLOST 2026 funds. Councilmember Edge moved to authorize the Town Administrator to transfer \$27,703.66 from FLOST 2026 funds to

the General Fund and for the Town Administrator and Mayor to sign all necessary documents required for the transfer. Councilmember Teagle seconded the motion. The motion passed unanimously.

Administrator Jones asked for an additional \$800 to be transferred from the FLOST 2026 Account to the General Fund. This request was based on the bank's requirement of \$800 to open a separate FLOST 2026 Account before any FLOST funds were received. This request was meant to return the \$800 back to the General Fund. Councilmember Edge moved to authorize the Town Administrator to transfer \$800 and its accumulated interest from the FLOST 2026 fund to the General Fund as requested, and to authorize the Town Administrator and Mayor to sign any necessary documents for the transfer. Councilmember Teagle seconded the motion. The motion passed unanimously.

New Business:

1. Consideration of Special Use Permit: Sharpsburg Baptist Church's Concert on the Green

Councilmember Garlington stated that the church has held several events that are flawlessly done. She mentioned that the Special Use Permit Application was developed in 2008 at a time when the town had more festivals and activities. She asked Council to consider exempting the church from any further need to file a Special Use Permit Application. This consideration also applied to Sharpsburg Pizza and Pub since it has also had several successful events. Town Attorney Sears advised against this consideration since it would cause the town to treat some applicants differently from others.

Councilmember Edge moved to approve the Special Use Permit for Sharpsburg Baptist Church's Concert on the Green. Councilmember Teagle seconded the motion. The motion passed unanimously.

2. Consideration of Arbor Valley Quote: Retention Pond Maintenance

Administrator Jones stated that the town had received a quote from Arbor Valley for retention pond maintenance in the amount of \$3,000. He stated that other quotes were not sought since it was only a year earlier when quotes were sought for this work. He stated that a year ago, Arbor Valley was awarded the work in the amount of \$3,100 and that other quotes received at the time were higher. In this case, the quote was \$100 less than last year's quotes. He stated that he could seek other quotes, but he did not anticipate receiving better quotes than Arbor Valley's quote. Discussion followed about setting up a maintenance schedule with Arbor Valley for retention pond maintenance for twice a year at an amount not to exceed \$3,500.

Councilmember Edge moved to approve the quote from Arbor Valley in the amount of \$3,000 for Retention Pond Maintenance. Councilmember Teagle seconded the motion. The motion passed unanimously.

Old Business:

There was no Old Business on the agenda.

Public Comments:

Walter Sprouse: Walter Sprouse, the mayor of Turin, stated that water rates will be increased by 27% due to a study that was recently conducted by the town. He stated that the water rates have not risen since 2019, and the rates are required to be adjusted due to the rising costs of maintenance, technology, and reporting requirements. He added that the rates would continue to adjust yearly due to inflation and cost of living increases with next year's increase being 2.7%. He added that hardship situations will be considered on a case-by-case basis with the applicant needing to prove their hardship. Discussion followed. Mayor Good asked if Turin would be open to having a Water Committee with leadership from both Turin and Sharpsburg on the committee. Mayor Sprouse stated he would be in favor of such a committee.

Melynda Baldwin: Ms. Baldwin stated she owns the property near 104 McIntosh Trail. Currently, the property is zoned for residential purposes, but she has commercial interests in mind. She stated that she is interested in opening a store that would be a place for produce, boiled peanuts, arts and crafts, and furniture - like a Cracker Barrel store where residents and shoppers could have a fun experience. Her concern was whether the Town Council would support such a store, since, if it would not, it would be worth the effort to have the property rezoned from residential to commercial use. Discussion followed. Council replied that it would like to have more information before providing additional feedback on her concern.

Polling of Council:

Teagle: Councilmember Teagle stated he liked the new playground that was installed a couple of weeks ago.

Administrator's Report:

Executive Session: Town Administrator Jones stated one personnel matter needed to be discussed in Executive Session.

Mayor's Report:

Comprehensive Plan Update: Mayor Good asked how the Comprehensive Plan was coming along. Councilmember Teagle, who serves as Chair of the Steering Committee for the Comprehensive Plan, stated that the next and last meeting of the Steering Committee will be on August 11, 2026. He also spoke of the goals and direction of the meetings, saying it was making progress with practical goals that can be met.

Executive Session:

Personnel: Councilmember Puckett-Pike moved to adjourn into Executive Session to discuss one personnel matter. Councilmember Edge seconded the motion. The motion passed unanimously.

The Council adjourned into Executive Session at 6:47 p.m.

Councilmember Teagle moved to return to Official Session. Councilmember Edge seconded the motion. The motion passed unanimously.

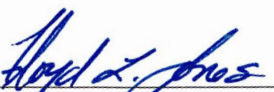
The Council returned to Official Session at 6:54 p.m.

Executive Session Affidavit: Councilmember Puckett-Pike moved to authorize the mayor to sign an Executive Session Affidavit stating a Personnel matter was properly discussed. Councilmember Edge seconded the motion. The motion passed unanimously.

Adjournment:

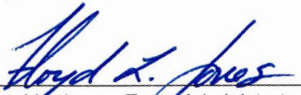
Councilmember Edge moved to adjourn the August 10, 2026 Council Meeting. Councilmember Puckett-Pike seconded the motion. The motion passed unanimously.

The August 10, 2026 Council Meeting adjourned at 6:55 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 14th day of September 2026.


Floyd L. Jones, Town Administrator