

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



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

May 4, 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 Sharpsburg Town 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 stated a quorum was present. It was noted that Councilmembers Edge and Garlington were absent.

It is further noted that Councilmember Garlington arrived at the meeting at 6:32 p.m. during Executive Session.

Presentations:

There were no Presentations on the Agenda.

Review / Approval of Minutes:

1. Approval of April 6, 2026 Minutes

Councilmember Teagle moved to approve the April 6, 2026 Minutes. Councilmember Puckett-Pike seconded the motion. The motion passed 3-0 with Councilmembers Edge and Garlington being absent.

Public Hearing:

1. First Reading: Ordinance 26-04- Zoning Map

Town Administrator Jones stated that an updated Zoning Map was necessary since the property located at the corner of McIntosh Trail and Highway 54 was rezoned last year from residential to commercial. Three Rivers Regional Commission prepared the updated Zoning Map to reflect the rezoning change.

Mayor Good opened the floor to those who wanted to speak in favor of or in opposition to Ordinance 26-04- Zoning Map. No one spoke in favor of or in opposition to the Zoning Map.

It was noted this was a first reading of the ordinance, and that it is requested to be adopted on June 1, 2026. Council did not vote on this matter and did not provide direction on this matter.

New Business:

1. Ratification of Special Use Permit for Team Hungry

Town Administrator Jones stated Team Hungry had held an event at Sharpsburg Baptist Church on April 18, 2026. Team Hungry notified the town of this event approximately three days before the event was to take place. Staff polled Council for direction. Council agreed for Team Hungry to have the event as requested. As a result, this request was to ratify the approval of the Special Use permit, to clarify council's intent on Special Use permits based on Council's earlier decision to waive all Special Use Permit fees for Sharpsburg Baptist Church, and to authorize a policy change on Special Use Permits. The policy change allows for an applicant to provide multiple Special Use Permit applications at one time instead of requiring an applicant to apply for individual events separately for each event.

Councilmember Teagle moved to ratify the issuance of a Special Use Permit to Team Hungry for its April 18, 2026 Sharpsburg Market, to authorize staff to continue charging the Special Use Permit fee of \$50 for each event held by Team Hungry and other organizations at Sharpsburg Baptist Church while excluding the church itself, and to authorize staff to receive all Special Use Permits and related fees for all events at one time for consideration by Council. Councilmember Puckett-Pike seconded the motion. The motion passed 3-0 with Councilmembers Edge and Garlington being absent.

2. Ratification of Amendment to the GFL Environmental Contract

Town Administrator Jones reported that on April 6, 2026, GFL Environmental Services requested a one-time rate increase to its monthly bill due to rising fuel costs based on the conflict in Iran. After negotiating with GFL Environmental, consulting with Town Attorney Brad Sears, and polling Council for approval, he signed the agreement. The term of the agreement is to increase the monthly cost for GFL Services, which will rise by 3% for 90 days. This means an additional monthly cost of \$97.45 a month for approximately three months. Additionally, should GFL Environmental request an extension or an additional increase, then the agreement will not be signed apart from Town Council's approval.

Councilmember Puckett-Pike moved to ratify the contract amendment with GFL Environmental for a period of 90 days authorizing a 3% rate increase in the amount of \$97.45 per month, to ratify the authorization of the Town Administrator to sign the agreement based on review of the Town Attorney, and for additional increases or days to the contract to be specifically approved by Town Council prior to signature. Councilmember Teagle seconded the motion. The motion passed 3-0 with Councilmembers Edge and Garlington being absent.

3. Ratification of the Purchase of a New Computer

Town Administrator Jones reported that his computer had begun failing in the last few weeks and was impacting on town operations. He stated that he asked VC3, the company who serves as the town's third-party IT support, for quotes on a new computer, new monitors, and installation, including moving all data from the failing computer to the new computer. The quote provided was \$2,685.00. After consulting with Council, he agreed to the quote and a new computer has been installed and all data transferred to the new computer. He added there was sufficient funds in the approved Fiscal Year 2026 budget to cover this expense.

Councilmember Teagle moved to ratify the purchase of a new computer and its installation for the Town Administrator in the amount of \$6,685 based on VC3's quote #BN016726. Councilmember Puckett-Pike seconded the motion. The motion passed 3-0 with Councilmembers Edge and Garlington being absent.

4. Lighting for Back Parking Lot

Town Administrator Jones stated that the need for light at the back parking lot has been discussed over the years. This need has been enhanced now that there was discussion about adding a playground to the back area of the parking lot. He reported that he received a quote from Triple H Services for the provision of lighting. The quote from Triple H Services had three options.

The first option was to install three LED flood-style fixtures mounted on the rear of the pavilion building, directed toward the parking lot, and controlled by a photocell at a cost of \$2,890. The second option was to install four poles around the parking lot with eight solar-powered LED parking lot lights (two fixtures per pole) at a cost of \$5,800. The third option was to install four poles with eight line-voltage LED pole-mounted lights (two fixtures per pole) connected to existing electrical infrastructure at a cost of \$19,782.

Administrator Jones did not recommend the first option was not recommended due to the less than adequate lighting it would provide and because of the possible ascetics to the pavilion. The first option did not guarantee that the parking lot would be lit adequately.

Administrator Jones did not recommend the third option due to its jump in cost and since this option would tie into the town's electrical grid, thus raising electrical utility costs. It was estimated this would be a greater expense both in its implementation and ongoing use.

Administrator Jones recommended the second option. While more expensive than the first option, it would provide greater lighting for the parking lot. Further, as a solar powered option, it is not tied to electrical use so the costs of operating would be minimal. Further, the lights would be motion activated so that they shone only when someone was in the parking lot, but not at all hours of the night.

It was further noted that the town has worked with Triple H Services over the years for its electrical needs and for maintaining and repairing the town's streetlights. Administrator Jones concluded that the repairs and upgrades to the parking lot have been made utilizing SPLOST 2019 funds, and as this expenditure would be an additional upgrade to the parking lot, that SPLOST 2019 funds should be used for this expense.

Councilmember Teagle moved to approve the quote from Triple H Services, specifically Option 2 at a cost of \$5,800 for lighting of the back parking lot, and to utilize SPLOST 2019 funds for this project. Councilmember Puckett-Pike seconded the motion. The motion passed 3-0 with Councilmembers Edge and Garlington being absent.

5. Repair of Main Street and Church Street

Administrator Jones stated he had received a quote from Coweta County Public Works for the repair of Main Street and Church Street in the amount of \$457.98. He stated that Main Street has a large pothole that has developed between the train tracks and Highway 16. Church Street is degrading significantly near the train tracks. He stated that Coweta County Public Works provided a quote of \$457.98 for repair of the roads. He recommended that the repairs be authorized using a combination of LMIG funds and General Funds.

Councilmember Puckett-Pike moved to approve staff's recommendation to authorize Coweta County's Public Works to repair Main Street and Church Street at a cost of \$457.98 utilizing \$320.59 in LMIG funds and \$137.39 from General Funds. Councilmember Teagle seconded the motion. The motion passed 3-0 with Councilmembers Edge and Garlington being absent.

6. Additional Wheel-Stops for Back Parking Lot

Administrator Jones reported that earlier this year, Council had authorized the re-striping of the parking lot, additional handicap parking, and installation of wheel stops. He stated that the work has been completed, however, two additional wheel stops are required. He has reached out to BlackJack Paving for a quote on the remaining wheel stops but has not received a quote currently. He asked for a not-to-exceed of \$500 for the purchase and installation of the two wheel-stops using SPLOST 2019 funds.

Councilmember Puckett-Pike moved to authorize an amount not to exceed \$500 for the purchase and installation of two wheel-stops using SPLOST 2019 funds. Councilmember Teagle seconded the motion. The motion passed 3-0 with Councilmembers Edge and Garlington being absent.

Old Business:

There were no items of Old Business on the Agenda.

Public Comments:

No one spoke during Public Comments.

Polling of Council:

Council was polled but provided no comments.

Administrator's Report:

Town Administrator Jones reported on the following matters:

- 1. Wellsburg Station:** The Coweta County Sheriff's Department will provide traffic control in Wellsburg Station on May 20, 2026 from 4:30 p.m. to 8:00 p.m. during the graduation ceremony at East Coweta High School. This is based on experience from previous years when attendees of the graduation parked in the subdivision and blocked roads and driveways.
- 2. Comprehensive Plan- Steering Committee:** The Steering Committee for the update to the Comprehensive Plan are Tom Teagle, April Yarbrough, Joe Bridges, Sandy Comfort, Kathleen Kennard, Denver Payton.
- 3. Codification Project:** The Town Attorney and Town Administrator had a meeting with CivicPlus on April 23, 2026 to answer remaining questions in the furtherance of the codification project. CivicPlus is taking the answers and information provided and refining a draft of the project for review. Once the draft is completed and reviewed, it will be presented to Council for consideration and approval. Fundamentally, progress is ongoing and nearing completion on this project.
- 4. Annual Financial Audit:** Administrator Jones reported that Mauldin & Jenkins is still conducting the annual audit of the town's records. While he has not been provided with the results of the audit yet, all discussion so far indicates the town will have a very favorable report as in previous years.

5. **VC3:** The Town Administrator reported that VC3 has a new contact person who helps with the oversight of the town's account. He stated he had a meeting with the new contact, that the meeting was positive, and the result is the town stands to receive enhanced services at a lower cost. VC3 is refining its services and costs and will provide a proposal soon.
6. **Spectrum:** Similar to VC3, Spectrum also has a new point of contact. As a result, the town is having its bills reviewed for cost savings. That work is ongoing and will likely result in lower costs in the coming months.
7. **Local Road Assistance Grant:** The Local Road Assistance Grant (LRA) Grant is used for similar purposes as a Local Maintenance and Improvement Grant (LMIG). The difference is that LMIG grants require a 30% town match on expenditures for road improvements and LRA grants do not require matching grants. Administrator Jones stated that the town is going to apply for an LRA grant, and, if approved, stands to receive \$7,365.19 for road improvements.
8. **Executive Session: Administrator** Jones stated that there is a need to discuss legal matters in Executive Session.

Mayor's Report:

There was no Mayor's Report given.

Executive Session:

Legal: Councilmember Teagle moved to enter Executive Session to discuss legal matters. Councilmember Puckett-Pike seconded the motion. The motion passed 3-0 with Councilmembers Edge and Garlington being absent.

Council moved into Executive Session at 6:27 p.m.

Councilmember Garlington arrived at the meeting during Executive Session at 6:32 p.m.

Councilmember Teagle moved to return to Official Session. Councilmember Puckett-Pike seconded the motion. The motion passed 4-0 with Councilmember Edge being absent.

Council returned to Official Session at 7:15 p.m.

Executive Session Affidavit:

Councilmember Puckett-Pike moved to authorize the mayor to sign an Executive Session Affidavit stating legal matters were discussed. Councilmember Teagle seconded the motion. The motion passed 4-0 with Councilmember Edge being absent.

Playground:

Councilmember Teagle moved to approve a quote from Amish Direct Playsets in the amount of \$40,227.00 for the purchase and installation of a new playground at the Community Center, and to authorize the Town Administrator to pay the first third of the cost as a downpayment, in the amount of \$13,409.00 using SPLOST 2025 funds. Councilmember Puckett-Pike seconded the motion. The motion passed 4-0 with Councilmember Edge being absent.

Councilmember Teagle moved to authorize the mayor to talk with Coweta Community Foundation to raise all funds for the purchase of the playground. Councilmember Garlington seconded the motion. The motion passed 4-0 with Councilmember Edge being absent.

Adjournment:

Councilmember Garlington moved to adjourn the May 4, 2026 Council Meeting. Councilmember Puckett-Pike seconded the motion. The motion passed 4-0 with Councilmember Edge being absent.

The May 4, 2026 Council Meeting adjourned at 7:17 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 June 2026.



Floyd L. Jones, Town Administrator