

TOWN OF SHARPSBURG

TOWN COUNCIL MEETING

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

May 2, 2022

MINUTES

6:00PM

Call Council Meeting to Order

Mayor Cole called the May 2, 2022, Town Council meeting to order at 6:02 p.m.

Pledge of Allegiance

Mayor Cole led all attendees in the Pledge of Allegiance.

Establish Quorum

Town Clerk Floyd Jones stated a quorum was present.

Present were the following: Blue Cole- Mayor; Standley D. Parten- Post 1; Tom Teagle- Post 3

Absent were the following: Alexander Edge- Post 2 and Elizabeth Good- Post 4.

Staff Present: Floyd Jones- Town Clerk; Brad Sears- Town Attorney

Review/Approval of Minutes:

1. Council Meeting Minutes- April 4, 2022

Councilmember Teagle moved to approve the April 4, 2022, Minutes. Councilmember Parten seconded the motion. The motion passed 3-0-2 with Councilmembers Edge and Good being absent.

Public Hearing:

Niki Sewell: Clerk of Superior Court- Coweta County Niki Sewell introduced herself to those in attendance and reminded all that early voting has started. Mayor Cole stated that he and town staff had recently renewed their Notary Public licenses and that working with the staff at the Court had been a pleasure.

George Harris: Mr. George Harris stated that he had recently acquired Dixie Dawgz and in doing so had received his Alcohol License and Occupational Tax Certificate. He stated that he had recently entered a partnership and that Dixie Dawgz would be closed and repurposed into a pizza and beer restaurant. He stated that he would do a reapplication if needed to get the new licenses with the new purposes. Discussion followed in which the council decided that background

checks would have to be conducted for the partners pursuant to the Alcohol Ordinance. Further, all fees would be waived except for any administrative fees and any fees acquired for advertising in the newspaper. No formal vote was taken on this matter.

New Business:

1. Air BNB

Mayor Cole stated that both Peachtree City and Newnan have been working on ordinances on Air BNBs which are short-term rentals inside of private residences. He said the Town of Sharpsburg does not have an ordinance on this matter, but it may become an issue as the town continues to grow. He stated that the information provided on Peachtree City shows that the city is covering its bases on the matter. He said Council should consider what the City of Peachtree City is doing and that should Sharpsburg decide to adopt an ordinance that it should be consistent with the municipalities around it.

Attorney Sears stated that the City of Newnan is not acting on an Air BNB ordinance now. He added he went online and there are no advertisements for these types of facilities locally except for one in Senoia. He thought that, in general, there was not much going on that would draw the numbers of Air BNB renters like there was when a major event such as the Super Bowl was in Atlanta.

Council did not vote or provide direction on this matter.

2. Sewer Grant / Design

Mayor Cole stated that he would be reaching out to design firms to get a cost estimate for a 30% design for sewer installation. He explained that this effort would provide a cost estimate that would be provided to Council stating how much it would take to obtain a professional rough sketch of when and where sewers could be installed in the town. He said he did not have the number yet but that he was still working on getting information on sewers. Mayor Cole stated his desire was to get a quote covering everything, but that the "everything" would be broken into chunks that would allow for council to look at them individually and make decisions on how to proceed as needed.

Council did not vote or provide direction on this matter.

3. Repairs- Community Center and Library

Councilmember Teagle stated he had someone look at both the exterior and interior of the Community Center and Library that that person has provided an estimate of what it would take to make repairs to the buildings. He said the estimated cost for making the repairs was \$24,170 to the buildings excluding supplies. It was estimated that paint and additional materials would be another \$5,000. He stated that the work could be done within a month's time.

There was some question about how long the Town Hall and Community Center would be inaccessible during the repairs and if the repairs could be done around the rentals of the Community Center.

Mayor Cole stated since this was a maintenance issue the budget would have to be considered with adjustments. He did not think the repairs could be made with SPLOST funds since this was maintenance.

Council did not vote or provide direction on this matter.

4. Repairs- Beckom House

Councilmember Teagle said the same person who looked at the Community Center and Library also looked at the Beckom House and that person estimated that the costs to renovate the house would be around \$60,000. The person also recommended that if the house was to be used for a governmental purpose it may be better to take the house down and rebuild it from the foundation. Discussion followed.

Mayor Cole said he would investigate the procurement process to see if other bids are required, and he said he wanted to have a look at the budget to see what funds could be used. He said the man could be informed that Council is receptive to the recommendations made but that it would come back to the Council for a formal vote before the work would be able to proceed. Councilmember Teagle stated he would email the mayor with the estimated costs and work involved.

Council did not vote on this matter.

5. Noise Ordinance:

Mayor Cole stated that a Noise Ordinance needs to be considered due to complaints that have been received over the years due to excessive noise. The most recent examples are complaints are received due to tractor trailer trucks parking overnight and running throughout the night at Dollar General. He explained that the trucks make a lot of noise and due to their proximity to residential houses they are keeping residents from sleeping at night. He added that while the latest example concerned Dollar General the ordinance would not be made to single them out since it would be applicable to the entire town. Mayor Cole continued explaining that over the years there have been conversations with Dollar General about trucks parking overnight and that the conversations have spanned many years including previous administrations, however, there is no agreement that can be found in writing between the town and Dollar General. He informed the Council that Town Attorney Brad Sears found a copy of the town's current Noise Ordinance (*Environmental Control Ordinance- 2004- Section 36-118*) prohibits "all loud, excessive or unusual noises, whether made by mechanical devices, vehicles, radios, sirens or horns." Mayor Cole asked Mr. Sears if the ordinance was too broad, and Mr. Sears said it was.

Mayor Cole stated that the town would proceed with looking into tightening the Noise Ordinance and that this issue would come back before the Council within the coming months. He hoped this would resolve the situation and that, fundamentally, this could be managed with another conversation with Dollar General.

Councilmember Teagle stated this may create an issue with the construction of residential houses soon when tractor trailer trucks are utilized to bring in materials and supplies. Mayor Cole agreed saying this becomes a question for Council on whether they want to have an expanded noise ordinance or to continue having conversations as needed. Council agreed that an expanded noise ordinance was needed.

Attorney Sears stated he would not recommend having a noise ordinance based on decibel levels since that would include training and having to have someone on sight to measure the noise level. He recommended that the ordinance would regulate certain noises that are not permitted after 9:00 p.m. He added that this ordinance would not be able to regulate every situation for everyone, but it would place a prohibition for the night hours that would address most concerns. He stated that there are situations where businesses need to continue operating as well so an overly bearing ordinance would not be warranted. Mr. Sears also spoke about some provisions in the City of Newnan's ordinance. Mayor Cole added that the ordinance could involve unintended consequences with other loud noises in the town. Attorney Sears added that an Animal Control ordinance would address dogs barking so it would not be under the proposed ordinance.

Council agreed to authorize Attorney Sears to proceed with creating a proposed noise ordinance. Council did not vote on this matter.

6. April 2022 Budget Review

Mayor Cole reviewed the April 2022 Budget with Council. He stated that the town has received 53% of revenues received and that it has paid 23% of budget paid in expenses. He said the excessive revenue was due to the unexpected payment from Pike Engineering for the easement of the triangle property so that is an additional \$7,500 infusion of revenue. He explained it was a one-time payment so it would not be a yearly payment. He added that revenues were also running a little high due to a good economy with the Local Option Sales Tax (LOST) funds. Mayor Cole further commended staff for being good stewards of the public money by keeping expenses low.

Council did not vote on this matter.

Old Business:

There was no Old Business.

Public Comments:

Polly Garlington: Ms. Garlington stated she had read about the sewer projects discussed earlier and noted that it said landowners would contribute to the funding or expense of the sewer. She asked for clarity about what contributions landowners would make. Mayor Cole stated that typically conversations had with developers include discussions about how the developers will help improve infrastructure. He said typically the developers invest with capital expenditures by installing infrastructure improvements ahead of time or they will pay capital charges to the town after the development is completed. He mentioned that another option provided to developers is they can fund a capacity charge that will expand the capacity for infrastructure. He said the issue of landowner or developers making contributions was the town asking and negotiating with the developers to contribute to the infrastructure since they need to have "skin in the game." Ms. Garlington asked how this would affect residents. Mayor Cole replied that unless there is alternate legal advice, existing residential properties would not be required to connect to sewer, however, all commercial developments would be required to connect to sewer. Someone in the audience stated that Coweta County was offering residents along State Highway 16 the ability to connect to sewer at an exceptionally low price if they wanted to do so, but with an understanding that those who wait to a later date would have to pay much higher costs to connect.

Polling of Council:

Councilmember Parten: Councilmember Parten asked if the new computer was acquired for the Deputy Clerk position and if it worked. Town Clerk Floyd Jones said the laptop had been acquired and that it was working. Councilmember Parten added that he had more issues with GLF not picking up recycling and that it happens periodically throughout each year. He speculated it could be with GLF staffing or organization issues. He said his recycling was picked up last week.

Councilmember Teagle: Councilmember Teagle stated that the town was looking overgrown, and he asked if the grass was not being cut. Mayor Cole added that grass is being cut but it is not as consistent as in times past. He stated there are ongoing efforts to try to hire for the position of Public Works for the town. He stated that prior to the meeting he had been outside cutting grass, and he too wished the town was not looking overgrown. He added that losing the Public Works person earlier in the year coupled with the tight labor market made it hard to find anyone. He stated that work had already begun on Requests for Proposals (RFPs) to address the need. It was mentioned that the contract formerly with Arbor Valley had lapsed since the town had decided to go in the direction of establishing a Public Works position. Mayor Cole stated he tried to work out something with Arbor Valley, but he was unable to get on their schedule, so this caused the town to issue an

RFP. Mayor Cole added that he added language had been pulled from the old Arbor Valley contract and incorporated into the RFP. Councilmember Teagle added that some properties have tall grass and weeds and suggested that the town could cut those properties that are overgrown. Mayor Cole stated he could ask about cutting on private property but there could be unintended consequences such as everyone wanting the town to cut their yards. Councilmember Teagle stated he wanted to get some of the needed areas cleaned up around town, but it would be inconsistent to have others clean up while the town itself is having the same issues.

Clerks Minutes:

Update to the 2022 Calendar: Town Clerk Floyd Jones stated he was looking at the calendar of upcoming meetings and saw that the first meeting in September was scheduled to take place on Labor Day and he recommended changing the meeting to the second Monday in September. He also recommended that Council consider changing the meeting time for the Work Session in May to 6:00 p.m. instead of the scheduled 2:00 p.m. He reminded Council that it had voted and approved the 2022 calendar in December and asked if the Council was good with making the recommended changes. Council agreed to make the changes and have the changes posted on the Town's website.

No vote was taken on the matter.

Personal Financial Disclosure Statements: Town Clerk Floyd Jones informed Council that he had provided printed copies of the State of Georgia's Personal Financial Disclosure Statement (PFDS) to each member along with their Agenda Packet. He reminded Council that the PFDS has a deadline of June 30, 2022, and that completed each Councilmember would have to provide their completed statements to him for filing by that deadline. He further explained that the PFDS is intended to capture required information from the previous calendar year so when the statement is being completed and asks for the year to be sure that the statement reads it is for the previous calendar year- 2021.

Mayor's Updates

Mayor for a Day: Mayor Cole stated that the town would "have a new mayor next month" since a student from Canongate Elementary School was its top fundraiser. He said that student was named "Mayor for the Day" and will be coming to the next Work Session held on May 16, 2022. He said the student will gavel the meeting in and will provide options for the playground renovation. He hoped this would be a continuing initiative to engage local elementary schools and engaging them in local governments since it benefits the school, benefits the student, and is a fantastic way to reach out to the community. It was mentioned that the parents give consent for the photographing or videoing of the "Mayor of the Day."

Door Locks: Mayor Cole stated that the door locks are repaired, and that the town was able to collaborate with an expert locksmith who was able to make the needed repairs. He said the doors are working now as designed.

Grass Cutting and Public Works: Mayor Cole stated that an RFP is being issued for grass cutting as was mentioned during the Polling of Council and he stated that the town was continuing to look for a person to hire for the Public Works position.

Back Parking Lot: Mayor Cole stated that the structures are in the back parking lot for its repair. He said the materials are starting to slowly come in and the date for the work is getting closer; however, there is no set date for the work to begin. There was discussion about having photos as the work begins with the Council breaking ground.

2021 Audit Report: Mayor Cole stated that the annual audit report had been received. He said there were not any major finds but there were two items that were noted but were not provided as exceptions. He said the two items were: Council did not approve the closing of the SPLOST 2013 account. He stated that this issue was brought up in a meeting by former Town Clerk Deannia Roberson, but it was not recorded in the town's minutes. He said that since the SPLOST account is

closed once every five or six years, he did not know to ensure its mention should have been in the minutes so that was one note in the audit report. He said the other notation was there was no reconciliation for December 31 for petty cash in the meeting minutes. Mayor Cole reported that he replied to the auditors that the budget was discussed in December and recorded in the meeting minutes, but when an expert is paid to make findings sometimes there are disagreements with the findings. Mayor Cole concluded that the town did receive a clean audit report and it should ensure all that the town has the property financial controls in place and that the town is being good stewards of its funds.

Executive Session

There was no Executive Session.

Adjournment

Councilmember Parten moved to adjourn the May 2, 2022, Council Meeting. Councilmember Teagle seconded the motion. The motion passed 3-0-2 with Councilmembers Edge and Good being absent.

The May 2, 2022, Council Meeting adjourned at 6:53 p.m.

Floyd L. Jones, Town Clerk

Blue Cole, Mayor

The foregoing minutes were duly approved at an official meeting of the Sharpsburg Town Council, in Sharpsburg, Georgia, on the sixth day of June 2022.

Floyd L. Jones, Town Clerk

