

TOWN OF SHARPSBURG

TOWN COUNCIL MEETING

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

April 4, 2022

MINUTES

6:00PM

Call Council Meeting to Order

Mayor Cole called the April 4, 2022, Council Meeting to order at 6:00 p.m.

Pledge of Allegiance

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

Establish Quorum

Town Clerk Floyd Jones stated that a quorum of Council was present.

Present were the following: Blue Cole- Mayor; Standley D. Parten- Post 1; Alexander Edge- Post 2; Tom Teagle- Post 3.

Absent were the following: Elizabeth Good- Post 4.

Staff Present: Floyd Jones- Town Clerk; Julie Stroud- Deputy Town Clerk; Angie Moore- Community Coordinator / Librarian; Brad Sears- Town Attorney.

Review/Approval of Minutes:

1. Council Meeting Minutes- February 7, 2022

Council reviewed the February 7, 2022, Minutes. It was mentioned there was no March meeting and therefore no minutes to approve for March.

Councilmember Parten moved to approve the February 7, 2022, Minutes. Councilmember Teagle seconded the motion. The motion passed 4-0-1 with Councilmember Good being absent.

Public Hearing:

1. Alcohol License Transfer

Town Clerk Floyd Jones introduced Mr. George Harris and reported that Mr. Harris is looking to acquire Dixie Dawgs restaurant. He reported that Dixie Dawgs already has an alcohol license and a business license. He stated that Mr. Harris has already provided information to the town to effectuate the transfer and that information has been subsequently provided to the Council in their packets. He added that he is awaiting information from the Coweta

County Sheriff's Office that will supplement the information provided. He asked that a transfer of the Alcohol License be approved by Council contingent on receiving the additional required information and with both his and Mayor's review.

Mayor Cole asked Mr. Harris if he wanted to speak. Mr. Harris explained he was acquiring Dixie Dawgs and how he intended to provide ongoing restaurant services to the community. Mr. Harris further stated he and the current owner of Dixie Dawgs had discussed the potential of selling growlers per the recently approved Growler's ordinance, but the decision was not to take that approach at the time. Council thanked Mr. Harris for taking on the restaurant and for his initiative in this work. Mr. Harris further complimented Mr. Jones stating each time he has come to the office he has seen Mr. Jones working hard on behalf of the Town. He stated Mr. Jones was a real asset to the Town.

The Council agreed to approve the Alcohol Transfer License with the contingencies requested by the Town Clerk. The Council did not take a vote on this matter.

New Business:

1. Review Bank Balance- March 2022

Mayor Cole stated that the town is completing its first quarter of the fiscal year and has already received 43% of its budget while only spending 16% of the budget. He stated that the revenues were higher due to the unexpected \$7,500 from Pike Engineering, an Electric Franchise Fee was almost \$5,000 higher, and the Insurance Business Licenses were higher. He explained that is about \$12,000 more than anticipated. Mayor stated it was nice to have that much money received so early in the year. He also pointed out that in the first quarter only 16% of the budget has been spent and he gave kudos to staff. Mayor Cole explained that the Pike Engineering payment was for the easement on the triangle and that the payment was based off negotiations with Georgia Power.

Council did not act or give direction on this matter.

2. Replacement Computer

After the Clerk's Minutes, Councilmember Parten moved to amend the agenda to include the replacement of the computer as recommended. Councilmember Teagle seconded the motion. The motion passed 4-0-1 with Councilmember Good being absent.

Mayor Cole asked for a motion to spend \$850 for the replacement of a computer and a two-year protection plan. Councilmember Teagle moved to approve the motion. Councilmember Edge seconded the motion. The motion passed 4-0-1 with Councilmember Good being absent.

3. Door Locks

After the Clerk's Minutes, the Council directed that costs be obtained on how to replace the locks and after that the Council will be notified of the costs to make a decision. The decision could then be ratified at the next Council meeting.

Old Business:

1. Projects Update

Mayor Cole stated that the information provided in Old Business is the same information provided for the Work Sessions that were held in February and March. He stated the biggest change to this information was that Senator Ossoff's office issued a call for Congressionally Directed Spending. Mayor Cole explained this enabled the town to submit three applications for the following projects: Sewer Installation, Transportation Improvements and Municipal Renovations to renovate the Beckom Property and Arbor Valley

Mayor Cole explained that the Sewer Installation application was a \$6.3 million with \$5 million of federal funds and the balance to be matched. Transportation Improvement was requested for \$12 million with a \$2.5 million match and Municipal Renovation is a \$2 million request with \$500,000 match. Mayor Cole reported that there was no certainty if any of the requests would be funded but the applications were strong.

Councilmember Edge asked where the funds to match the request would come from, and Mayor Cole replied to the funds would be a combination of ARPA funds, LOST funds, and SPLOST funds. He stated the larger matched funds will come from the town's partners. He said he knew the match for the sewer was available as he had already had that conversation and that the transportation match funds would be more of a "roll of the dice" since there was GDOT and Coweta County involved. He added those questions do not have to be answered right now but that there are plans and projections currently at work. Mayor Cole added that an additional benefit is now that the requests have been submitted, if they are not approved, they can be resubmitted.

Councilmember Edge asked when the town could expect to receive notice on when the requests are considered or approved. Mayor Cole stated that the President has already signed the federal Fiscal Year 2022 budget so notice on whether the applications are approved much less funded will take at least year; however, there may be updates provided within the year.

Mayor Cole added that the back parking lot is still delayed due to a lack of material and a delay on obtaining the material. He anticipated that the work- once begun- would be completed within a week meaning there would be minimal impact to the revenue received through Community Center Rentals.

Public Comments

Polly Garlington: Ms. Garlington asked if the Council had considered buying the property next to the "triangle property" that is currently for sale. Mayor Cole stated that the Council had considered such a purchase however the asking price is around \$395,000 and priced too high for purchase.

Polling of Council

Pothole Repair: Councilmember Teagle stated there is a growing pothole at Old Highway 16 near the high school. He stated that one good storm will cause the pothole. He also mentioned there is another pothole at the intersection of Church Street and Terrentine Road. Mayor Cole added he had asked the County to fix the pothole on Sunset Drive and that the edge failure at the intersection of Church and Terrentine needs to be added so they can make the repair while they fix the Sunset Drive pothole.

225 Terrentine: Town Clerk Floyd Jones stated that after a phone call with Councilmember Teagle, he had a conversation with Safebuilt. The first issue was about when building permits expire. He stated that Safebuilt explained that building permits expire after 180 days, however, they can renew if inspections are conducted within the 180 days. As an example, if a permit inspection is conducted on day 179, then the permit inspection would restart the calendar and the building permit would remain valid for another 180 days. However, if an inspection is not done within 180 days, then the building permit would be expired. After talking to Safebuilt, it was determined that no inspection had been conducted at the residence for quite some time and certainly not within the past 180 days; therefore, the building permit is expired. Regarding the report of a homeless man living at the address, Safebuilt explained that many of the houses in the area- which includes 225 Terrentine- were constructed prior to the existence of a building department and, as a result, do not require a Certificate of Occupancy (CO) since they are grandfathered. The CO can be revoked based on a catastrophic event such as a fire or natural disaster- but since the house is grandfathered with a CO- even if it does not meet modern basic requirements a person can still reside in the home.

Councilman Teagle asked what Council wanted to do about the homeless man living at the residence. Mayor Cole stated that help has been offered to the man in times past but short of a complaint from the homeowner he was unsure what authority the town has to remove him from the house- especially since this is private property. Attorney Brad Sears stated he was not certain on the circumstances, but he mentioned the town has an Unsafe Structure Ordinance. He said Safebuilt would have to certify that the structure is unsafe and then the town would have to take the steps prescribed in the ordinance for the property to be demolished. He explained that under certain circumstances, should Safebuilt say the structure is unsafe for a person to be at the address, the town could notify both him and the property owner and get a court order to evict the person from the residence. Mr. Sears said his understanding is that Safebuilt is not willing to say the house is unsafe, but if Safebuilt is able to initiate the process that would be an approach. Mayor Cole suggested the first step is to notify the property owner that the building permit has expired. Discussion followed.

Damaged Trim Work at Community Center: Councilmember Teagle mentioned he had just noticed the broken trim work above the outside grill. He said he was told by the Town Clerk that the damage had been there a long time and Mayor Cole confirmed it had been damaged for a long time.

Colors for the Community Center: Councilmember Teagle stated he would get with Councilmember Good to choose color palate to update the Community Center. Librarian Angie Moore recommended the same colors utilized in the Community Center could be used in the library.

150th Anniversary Banners and Little Library: Councilmember Teagle asked about taking down the 150th Anniversary banners. Mayor Cole replied they would remain for several months and then be taken down. There was also some discussion about adding a Little Library at Wellsburg Station.

Research about Modernizing Internet: Councilmember Edge asked that research be conducted to modernize and obtain high-speed internet. He mentioned that other towns and developing communities are getting modern internet but for some reason the capability has not been brought to the town. Mayor Cole asked if the intent was to increase the size of the lines coming to town or if the desire was to provide town-wide wi-fi. Mayor Cole asked the Town Clerk to inquire with Georgia Municipal Association (GMA) to see what steps need to be taken or information provided on the matter. Mayor Cole stated he would consult with Coweta-Fayette EMC on the same.

Clerks Minutes

Georgia Cities Week: Mrs. Angie Moore stated that Georgia Cities Week is upcoming and that pictures are being taken to provide in support of that effort. She added that the Community Center is in high demand and that there are many events being held in both the Community Center and Library. She mentioned that the Council may want to consider adding new

locations to meet the burgeoning need. She and staff also agreed that the Community Center needs to be painted and repaired. Mayor Cole added that part of the Municipal Renovations request with Senator Ossoff's office could meet the needs, but even if that request is refused there could be other options available for renovating the Community Center.

Replacement Computer: Town Clerk Floyd Jones requested Council approval to purchase a computer that would replace an older computer used by Deputy Town Clerk Julie Stroud. He explained that Ms. Stroud's computer was purchased almost two years ago but only had 4 GB capacity with the recommended amount of capacity for work of her kind being at least 8 GB. Since her computer is limited, it is unable to meet the basic demands of the job. Mr. Jones stated that a laptop computer had been found with 16GB at a cost of \$774.99 and that a two-year protection plan was offered in the amount of \$80. He requested that the Council approve the purchase of the computer and protection plan. He pointed out that this approval would exceed the budgeted Computer expense line-item and that the remaining funds would be allocated from other funds. Discussion followed on the type of computer, type of work done on the computer, the need for a protection plan.

Repair Door Locks: Town Clerk Floyd Jones informed the Council that last week the door lock to the Community Center broke. He received three quotes from locksmiths and the low bidder was selected to repair the door lock. He reported that the locksmith is stating that the door locks are so old they may not be able to repair the door without finding parts. He reported that the locksmiths have been looking for parts since Thursday last week to no avail so far. He recommended that the locks on the door be replaced to secure the building since it is a government building. He reminded the Council that elections are also held in the Community Center and the questionable door locks need to be addressed. Discussion followed on the matter. Mr. Jones stated that he had been able to conduct rudimentary research on the cost to repair the locks and that the cost ranged from \$800 to \$2,500 to replace each lock. Mayor Cole added that a benefactor has come forward who provided \$3,000 for doors and locks and so that money could be utilized to offset the costs. There was also discussion on the length of time it takes to repair locks and doors since the Town of Turin had to wait a year just to replace their doors. Discussion followed.

LOST Renegotiation: Town Clerk stated that Coweta County has notified the town that LOST renegotiations will be held on June 15, and the County has asked the town to notify it if a quorum of the Council will attend. Attorney Brad Sears stated that a quorum of the Town Council is not required to attend the LOST Renegotiation meeting, but he recommended that the Town go forward with notifying the public of the possibility of a quorum at the meeting.

Georgia Municipal Association District 4 Listening Session: Town Clerk Floyd Jones stated that the Georgia Municipal Association is having a Listening Session on April 18 at the Senoia Community Center. He stated that they have provided a thick packet of information on legislative initiatives and if the Council Members would like it, he would be able to provide it to them. It was noted that the Town's Work Session would follow the Listening Session at 6:00 p.m.

Personal Financial Disclosure Reports: Town Clerk Floyd Jones stated that all Councilmembers and the Mayor had provided an Affidavit Not to Exceed or Spend \$2,500 on elections efforts. He reminded the Council that if they have spent or received more than \$2,500 then they will need to file Campaign Contribution Disclosure Reports, but if they have remained under \$2,500 per the affidavit, they do not need to file the Campaign Contribution Disclosure Report. He then stated that each Councilmember will have to file a Personal Financial Disclosure Report regardless of any affidavit or amounts earned. He stated that the Personal Financial Disclosure Reports are due June 30, 2022, and there is no grace period provided by the state for late submittals. He stated that the reports are available at his office for completion.

Mayor's Updates

Public Works Employee: Mayor Cole stated that the Public Works employee had resigned due to commitments with his other job and family responsibilities. He stated that the job had been reposted and asked the Council members to send recommendations to the town for consideration. Applications and resumes should be provided to the Town Clerk.

Executive Session

There was no Executive Session.

Adjournment

Councilmember Parten moved to adjourn the April 4, 2022 Council Meeting. Councilmember Edge seconded the motion. The motion passed 4-0-1 with Councilmember Good being absent.

The April 4, 2022, Council Meeting adjourned at 7:07 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 second day of May 2022.

Floyd L. Jones, Town Clerk

