

TOWN OF SHARPSBURG

TOWN COUNCIL MEETING
A & O Bridges Community Center
105 Main Street, Sharpsburg GA
March 6, 2023

MINUTES

6:00PM

Call Council Meeting to Order

Mayor Cole called the March 6, 2023 Meeting to order at 6:00 p.m.

Pledge of Allegiance:

Mayor Cole led all in the Pledge of Allegiance.

Establish Quorum:

Town Administrator Jones stated there was a quorum present.

Those Present: Blue Cole- Mayor; Alexander Edge- Post 2; Tom Teagle- Post 3 and Elizabeth Good- Post 4.

Those Not Present: Standley D. Parten- Post 1

Presentations:

There were no presentations.

Review/Approval of Minutes:

1. February 6, 2023 Minutes:

Councilmember Teagle asked for the February 6, 2023 Minutes to note that two-foot trees were quoted as \$100 each. Councilmember Good noted that the word "utilize" needed to be changed to "utilizes".

Councilmember Teagle moved to approve the February 6, 2023 Minutes with the mentioned changes. Councilmember Good seconded the motion. The motion passed 4-0-1 with Councilmember Parten not present.

Public Hearing:

There was no Public Hearing.

New Business:

1. Review February 2023 Budget:

Administrator Jones stated that the February 2023 Budget was strong with higher than anticipated revenues being received during the month and with expenses being lower than anticipated. It was noted that the revenues were higher based on franchise fees received from Georgia Power and Coweta-Fayette EMC being more than in previous years.

Administrator Jones added that the 2023 budget allowed for the separation of roles of Community Center Coordinator and Librarian. He stated that Angie Moore, who was the Community Center Coordinator / Librarian, in 2021 and 2022 had decided to remain as the Community Center Coordinator. He added that Ms. Dena Ray had applied for the position of Librarian. Mr. Jones stated that both he and Mayor Cole had met with Ms. Ray and concluded that her vast experience in municipal government qualified her for work that extended beyond the library. He informed Council that Ms. Ray would be brought on to staff as Librarian and integrated into that position, however, he foresaw utilizing her in a larger capacity in the town's behalf, and that it would likely lead to bringing on another person in the near future who would fill the role as Librarian.

Council welcomed Ms. Ray to the town and staff. Council did not vote or provide direction on this matter.

2. Main Street / Terrentine Road Striping:

Mayor Cole discussed the Main Street / Terrentine Road Striping quotes that were received by various vendors. He recommended that the striping be done with LMIG funds. Council questioned aspects of the received quotes regarding road closures, cleaning and preparing the road for painting, and the various work and timeframes involved in the process. It was suggested that notification could be placed in the mailboxes notifying residents along Main Street and Terrentine Road of the striping. It was further suggested that Arbor Valley may be able to clean off the grass along the edge of the roads. Mayor Cole stated he would continue getting information in relation to the quotes and the Council's questions. Mayor Cole added that once the information is gained, he would send an email to Council for consideration.

Council did not vote or provide direction on this matter.

3. SEARCH Grant:

Mayor Cole informed Council of the opportunity to apply for a grant from the United States Department of Agriculture- Rural Development (USDA). He said the grant would help qualified communities to assist for design and feasibility on sewers or wastewater needs. He suggested the town come up with some projects to provide to the USDA for their assistance. He clarified that the need is for the town to provide projects to the USDA that would have them issue the grant. He suggested that the project could be bringing in sewer to the town. Councilmember Good suggested that the work could be wasted without the County's assistance and lack of will to provide this type of help. Mayor Cole replied that there was a matter of political will but perhaps with a new chairman on the County Commission there may be a compromised position that will help settle the matter. Councilmember Teagle asked what the cost would be to the town, and Mayor Cole replied the only cost would be staff time. Mayor Cole added that the grant could help with the hydrology study. Councilmember Good asked what the town would be committing, and Mayor Cole stated that his understanding was the town would provide assistance and time. Mayor Cole stated that this opportunity would help cause the ARPA funds to go further.

Council agreed for the Mayor to continue pursuing this grant opportunity.

Old Business:

1. 39 Main Street Demolition:

Administrator Jones stated that a template had been drawn up utilizing information received from the Town of Newnan on their Request for Quotes (RFQ), and the template was in the agenda packet. He added that quotes had been further requested for the demolition of the house at 39 Main Street. He added that only one quote had been received so far.

Councilmember Teagle expressed concern about the RFQ stating that it was too cumbersome and did not meet the needs for the work desired. He added that the RFQ included portions that was relevant to Newnan, but it did not fit the needs for Sharpsburg. He presented a version of the RFQ that he prepared and he distributed it to Council stating that it was more direct, specific, and designed for the desired work without unnecessary conditions and requirements.

Discussion followed about the draft RFQ and its intention and what was actually needed for an RFQ that met the needs and requirements. It was also clarified that the draft RFQ was a work in progress and that it was not sent to as the template for quotes. It was agreed that the RFQ draft is a work in progress and needed refinement.

Regarding the property, Councilmember Teagle suggested that the rodents needed to be removed prior to its demolition. He recommended that the rodents be removed by trapping instead of poisoning the rodents so that others, including pets, would not be hurt by the poisoning. He understood that the costs for poisoning may be less than trapping, but that trapping may be better. It was also understood that additional quotes for rodent control were being sought. Councilmember Teagle added that in addition to demolishing the house, the town should have a clean-up day for the property. Mayor Cole asked for clarity, and Councilmember Teagle stated he was referring to the extra items such as bricks and railroad ties that need to be cleaned out. Mayor Cole stated the town would need to coordinate with the County for its removal. Mayor Cole added that Georgia City's Week is coming up and staff is looking to get a dumpster to the town for that week. There was a question about getting another company to bring out a dumpster, but it was noted there could be a cost associated with having another company bring in the dumpster. Councilmember Teagle added that he had looked into getting trees planted at the Beckom House and he would pass that information on as soon as able. Mayor Cole stated he had reached out to Arbor Valley for information on trees and had not received a call back from them. Councilmember Teagle stated he had inquired about expanding the landscaping to include the parking lot and areas around Town Hall. It was also discussed that the Beckom well would be used to water the trees since there is no irrigation at the property. Councilmember Teagle mentioned that one of the pest control companies reported there was clothing, food debris, and evidence of someone recently living under the Beckom House. He stated that staff and Council had not seen anyone living under the house, but that it must be taken into consideration with the demolition of the house.

Mayor Cole reported he had received an email from a resident in Wellsburg Station reminding Council of graduation parking at East Coweta High School. He said the email is asking for help with parking. He suggested that the Coweta County Sheriff's Office should be brought in to provide assistance as needed. Mayor Cole asked Attorney Sears if the roads should be closed. Attorney Sears replied that the roads could be closed as an option, but it opened the concern about how to ensure the residents are able to get to and from their properties- meaning traffic control would be required. He added that another problem is when residents tell non-residents to come over for graduation. Councilmember Edge stated that in years past, the parking takes up the entire neighborhood on both sides of the street and it impedes emergency vehicle access. Mayor Cole suggested the best answer likely is to chip in for traffic control. Councilmember Edge added that this discussion should involve the school's principal. Attorney Sears added that an ordinance could be passed regulating traffic, but it would require traffic control and signs. Councilmember Good suggested having deputies providing traffic control would have the better enforcement. Councilmember Edge said he was not opposed to people parking in the neighborhood, per se, but the concern was that vehicles- particularly emergency vehicles- are blocked from going through the neighborhood if required. Some consideration was given to running a shuttle or the businesses to allow parking in their lots for a cost. Attorney Sears added that an option is for the county to rope off one side of the street to provide traffic control. It was noted that some shuttles are running from some of the local elementary schools and that the town may be able to provide its shuttle. Councilmember Edge concluded that he would be interested in what the Sheriff's Office had to say about providing traffic control and alleviating the chaos from the parking issues. It was also considered that the individual residents can also take proactive measure to protect their property.

Council did not vote on any matter discussed.

2. Back Parking Lot Update:

Mayor Cole stated there was not much additional information to provide regarding the back parking lot. He said he was waiting on information for the screen around the pit, for getting trees planted, and for installing landscape. He added he had reached out to a playground company who provided a thick catalog on available equipment. He stated that the costs could rise quickly but he thought something could be purchased that would meet the town's needs. Mayor Cole added that the playground is necessary since it always was a draw for visitors to the park, and he suggested there would be an even greater draw with the walking trails now available. Attorney Sears suggested that an organization called Kaboom helped with Lynch Park and Castle Park. He said they would provide resources, but the town has to agree to provide manpower and money. He said Kaboom is a non-profit organization who would provide resources and fundraising, and they will assist in putting in the

playground. He stated Castle Park was a huge deal and he thought Coweta Community Foundation would also be able to provide assistance with the playground.

Public Comments:

Maxwell: Mr. Maxwell asked what the vision was for the Town of Sharpsburg. Mayor Cole stated that the town is situated between the City of Peachtree City and the City of Newnan. It would be an ideal bedroom community for families and young professionals who can grow the community while providing all with the tools to succeed. Community Coordinator Angie Moore added that the town is reaching out to the citizens and surrounding communities through social media and that the demographics most responsive are between the ages of 30 and 50 years old. Mrs. Moore continued by stating that staff is working on updating the town's presence on the website. Mr. Maxwell asked if the town's work is based on independent input or if the town is working with Non-Governmental Organizations (NGOs). Mayor Cole stated that the town consults with the Department of Community Affairs and Three Rivers Regional Commission, and it was through those means that Councilmember Edge began his involvement with the town. It was added that the town is also working with the Georgia Downtown Association to learn what other downtowns are doing for economic development. Councilmember Edge stated his vision was to be like downtown Senoia or Newnan. Mrs. Moore added that she collaborates with other towns on how to enhance the Community Center. Councilmember Teagle stated the idea is to learn from other towns while not becoming those other towns. Mr. Maxwell said he was concerned with the plans from the United Nations and their plans with Agenda 21 and Agenda 30. He cautioned scrutiny in order to avoid plans not conducive to the specific needs of Sharpsburg.

Garlington: Ms. Garlington stated there are 336 people in town and she stated there needs to be some effort to bring a sense of community back to the town. Councilmember Teagle stated he saw utilizing the library to help reinvigorate the community.

Ray: Ms. Ray stated she lives in Coweta County but has a Sharpsburg address and a zip code. She said she is a forgotten soul when it comes to the Town of Sharpsburg since she does not get the town's mail or outreach and so the people feel left out. She said they are part of the city since their name is on their address. She said her neighbors do not even know the town exists, and she suggested there needs to be an outreach. She suggested that by increasing the outreach there can be more talent, brains, and input. Councilmember Teagle stated there is nothing to do in Sharpsburg unless to get pizza, beer, and a tire change. He stated there needs to be a draw to the town for people to come to it. Mayor Cole stated he has staff looking at food truck ordinances to find a way to bring people into the town. Councilmember Good suggesting getting a band or having a concert that would bring people tot the town.

Councilmember Teagle thanked everyone for their comments.

Polling of Council:

Edge: Councilmember Edge stated the parking at Wellsburg Station had been addressed and he looked forward to hearing from the Sheriff regarding the matter. He also looked forward to having an RFQ that was revised to meet Sharpsburg's needs.

Teagle: Councilmember Teagle stated the plans for the library needs to be revisited since they were shelved during the time of Covid. He said he would help as much as possible. He added there was discussion about forming a committee for land use, and that the time for forming the committee had come. Attorney Sears asked if the committee would try to get help from Three Rivers. He explained he can provide help but it opens the question about defending the ordinance at some point. Attorney Sears stated that the town will need to identify each property and then have a committee to decide what it wants. He said the committee could look at smaller towns and decide what they want to do, but the committee will need to decide what it wants. He described some of the areas of concern with creating or revising the Zoning Ordinance. Councilmember Teagle stated there are people dumping trash beside the railroad track and discussion was held on how to clean up the trash while preventing people from dumping trash there.

Council directed to place the formation of a Planning and Zoning Committee on the next Agenda for consideration.

Administrator's Minutes

Mayor's Salary Ordinance: Administrator Jones reported that the ordinance for raising the Mayor's salary would be coming on the April Agenda. He reminded Council that this issue had been discussed and the need to raise the salary had already been tentatively agreed upon by Council. He stated that the optimal solution is to have the first reading at the first meeting in April and the final reading

during the second meeting in April, however, the second meeting in April is a Work Session meeting and often there is no quorum at the meetings. He asked Council if they wanted the second reading in April or the first meeting in May. Council agreed that the first reading would be in April and second reading in May.

Code Enforcement: Administrator Jones updated Council by saying effort in bringing proactive code enforcement is ongoing. He stated that Safebuilt is working to bring up its own templates and in the coming weeks will want to meet with him, the mayor, and the attorney to provide additional guidance on the enforcement.

New Copy Machines: Administrator Jones reminded Council that it had approved the purchase on new copy machines utilizing ARPA funds contingent on the Attorney's review. He reported that the attorney had reviewed the purchase and ARPA funds could be used, so the copy machines are on order. He stated there is a supply issue so there will be a delay in getting the machines and they would be delivered in a couple of months.

Mayor's Updates

Façade Grant: Mayor Cole suggested that the town consider funding a facade grant for several businesses in town. The funds would come from the town's general fund, but the purpose was to provide business owners with funding to spruce up their business by funding painting or other facade improvements. Discussion followed during which Council suggested should this type grant be approved it would need to be done on equal terms with no favoritism.

Executive Session:

There was no Executive Session.

Adjournment

Councilmember Teagle moved to adjourn the March 6, 2023 Council Meeting. Councilmember Good seconded the motion. The motion passed 4-0-1 with Councilmember Parten not present.

The March 6, 2023 Council meeting adjourned at 7:42 p.m.

Floyd L. Jones, Town Administrator

Blue Cole, Mayor

The foregoing minutes were duly approved at an official meeting of the Sharpsburg Town Council, in Sharpsburg, Georgia, on the 3rd day of April 2023.

Floyd L. Jones, Town Administrator