

TOWN OF SHARPSBURG

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

October 17, 2022

Work Session Minutes

6:00 P.M.

Call Work Session Meeting to Order

Mayor Cole called the October 17, 2022 Work Session meeting to order at 6:02 p.m.

Establish Quorum

Town Administrator Jones stated there was a quorum present.

Those present at the meeting were: Blue Cole- Mayor, Alexander Edge- Post 2 and Tom Teagle- Post 3.

Those not present were: Standley D. Parten- Post 1 and Elizabeth Good- Post 4.

Old Business:

1. Master Planning- Overview

Mayor Cole stated he wanted to see if there was a common understanding and agreement on Master Planning for the town in preparation for the next 15 to 20 years. Much of the following discussion referred to the Zoning Map being displayed in the room. Councilmember Edge questioned if Old Town would preserve some historic aspects or become commercial. It was understood that the Zoning Map and its additional overlays provide protection and guidance on what can be built in particular zoning designations. It was noted that codifying the Zoning Ordinance would also help simplify the Zoning requirements for the various zoning categories.

Mayor Cole explained the town has two gateway corridors and they can be designated for future beautification. Discussion occurred on the benefits of a zoning ordinance and how a zoning ordinance can influence the look, feel and use of the town.

Mayor Cole agreed that a sewer was needed and that if the federal opportunity does not come to fruition, then perhaps an agreement could be reached with the County to help bring in a sewer. Discussion continued about the need to get a design for the sewer and where a pump station could be installed.

Mayor Cole asked Council if it was okay with considering residential, commercial, and old town zoning designations prior to considering other zoning designations. There was discussion about how to simplify the zoning ordinance while not being too general, it was also understood that the zoning ordinance could be

modified as deemed needed by this or future Councils. Mayor Cole mentioned that to attract appropriate construction and buildings to the town, the town could look at financing options or funding mechanisms that would loan funds to interested and qualified parties to help facilitate the look and growth of the town. He mentioned the town could issue façade grants as an example, but there would have to be partners who would come alongside the town in this type of financial effort.

Mayor Cole stated the importance of these types of meetings and discussions was to plan, including what may come soon.

Town Administrator Jones left the meeting at 7:01 p.m.

Councilmember Edge stated he envisioned old town Sharpsburg to look like how Senoia is established. He said he could reach out to Senoia and see how they structured their zoning. He said his main interest is to build up old town and see what can be done with it- including to talking to those who own property in old town to see what their interest is.

Additional discussion was held about cleaning, painting, and landscaping around the signs at Wellsburg Station. Mayor Cole stated the Council could authorize money for the work at the signs, but that the signs are likely outside of the town's jurisdictional control. Discussion was also held on getting a sign for the Town of Sharpsburg and, in doing so, to see what additional options are available for a sign at Wellsburg Station. Mayor Cole stated that discussion has been held with Council before about having additional annexations in Wellsburg- but any annexation would have to come with benefits for coming into town. Mayor Cole added that annexation could also address some of the parcels that are cut in half with part of their property in town and the other part in unincorporated Coweta County. There was agreement that Town Attorney Brad Sears could be consulted on the procedures for annexation.

Mayor Cole stated he would love to find a way to connect Wellsburg Station to downtown Sharpsburg. There was also discussion about finding a way to market the town in ways other than email and Facebook. There was also discussion about taking dumpsters into Wellsburg to allow the subdivision to throw away excess garbage, but the dumpsters would have to be secured so that others outside of town would not take advantage of the opportunity.

Mayor Cole and Council discussed the Town's Master Planning with focus on the town's zoning ordinance and steps taken by similar successful towns. Discussion further involved making repairs of signs within town, the potential benefits, and methods for annexing additional properties into the town, and how to market and improve the town. No vote was taken on this matter.

Mayor Cole stated he wanted to get a new traffic count for traffic due to the speed on state highways in town. Council thought it was best to see what effect the Georgia Highway Patrol would have in the area. Mayor Cole asked Councilmember Teagle to reach out to Turin Town Council about potentially having a joint police department, and he asked Mr. Teagle to keep him and Town Attorney Sears in the loop regarding the conversation.

a. American Rescue Plan Act (ARPA) Funds

Town Administrator Jones reported the town has just under \$135,000 in American Rescue Plan Act (ARPA) Funds. He stated that \$100,000 of those funds are considered as designated for sewer needs, leaving a balance of \$35,000 to be used for other matters. He stated that he had been in discussion with the Georgia Municipal Association and with the attorney, and there was agreement

that the funds could be used for codifying the town's ordinance and for computer equipment. He stated he will be obtaining quotes for a new copy machine / scanner for Town Hall since the current machine is over 15 years old. He suggested that a rudimentary look at copy machines suggested costs for a new machine would be approximately \$5,000 and there would likely be a contract for maintenance and supplies to accompany the new machine.

b. Codification of Ordinances

Town Administrator Jones stated the ARPA funds could be used for codifying the town's ordinances- as was discussed during the September Work Session Meeting. He reminded Council there was discussion at the last work session about whether only the Zoning ordinance should be codified or should the entirety of ordinances be codified. Mr. Jones recommended codifying the entire ordinances. He stated that he had a quote from Municode from January 2022 stating codification would cost around \$12,000. He stated he had tried to get a quote from the Carl Vinson Institute of Government (CVIG), but the CVIG was unwilling to give a quote without a scope of work involved. Mr. Jones added that Town Attorney Brad Sears had also mentioned he wanted to be involved with the codifying the ordinances, and he suggested that the overall work could be \$20,000 with all costs considered. Mr. Jones concluded that he needed Council direction on whether some or all the ordinances should be codified so he could proceed appropriately.

c. Building Code Enforcement

Town Administrator Jones stated he had been in conversation with Safebuilt regarding active code enforcement in town- like the same type of enforcement utilized by Luthersville. He stated that Safebuilt is not going to provide a quote on this service until there is a decision on how much enforcement is needed.

d. Sidewalks

Town Administrator Jones reported he had contacted Safebuilt to have them evaluate the town's sidewalks for Americans with Disabilities Act (ADA) compliance. He stated that Safebuilt was going to send someone to do the evaluation but now the evaluation had not been made.

e. Law Enforcement- State Highways

Town Administrator Jones reported he had contacted the Georgia Highway Patrol and discussed with them traffic enforcement on the state highways in town with particular emphasis on Highway 54. He reported that during his discussion, Georgia Highway Patrol mentioned they had observed speeding on Highway 154 and that they agreed additional traffic enforcement would be conducted on the state highways.

Council discussed the Items 1 (a-e) with the Town Administrator, but it did not provide direction or take a vote on any matter.

New Business:

1. Other Items if Required

Town Administrator Jones asked for the Council's guidance on preparing for town for the upcoming holidays. Council agreed for staff to order ten additional banners and that the dowels and hangers for the banners could be researched in the coming days. Discussion followed. No vote was taken on this matter.

Adjournment:

Mayor Cole adjourned the October 17, 2022 Work Session Meeting at 7:28 p.m.

No vote was taken on any matter during the entirety of the meeting.

Floyd L. Jones, Administrator

Blue Cole, Mayor

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

Floyd L. Jones, Administrator

