

TOWN OF SHARPSBURG

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

April 7, 2025

MINUTES

6:00PM

Call Council Meeting to Order:

Mayor Good called the Council Meeting to order at 6:00 p.m.

Pledge of Allegiance:

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

Establish Quorum:

Town Administrator Jones stated a quorum of the Council was present with Councilmember Garlington being absent.

Presentations:

There were no presentations on the agenda.

Review / Approval of Minutes:

1. March 3, 2025 Minutes

Town Administrator Jones reported the Councilmember Garlington had requested a change to the minutes, and the change had been made as requested.

Councilmember Edge moved to approve the March 3, 2025 Minutes with the changes requested by Councilmember Garlington. Councilmember Teagle seconded the motion. The motion passed 3-0-1-1 with Councilmember Puckett-Pike abstaining from the vote and Councilmember Garlington being absent.

Public Hearing:

There was no Public Hearing on the Agenda.

New Business:

1. Filming Permit: By Any Means

Mr. Dodd Vickers gave a brief presentation on the production company's request. Attorney Sears wanted to make sure all security and public safety would have to be contracted for by the filming company since the town does not have that capability. Mr. Vickers stated the production company is working with the Coweta County Sheriff's Office and it has its own private security firm that will be located wherever they are working. Administrator Jones added that the production company will be using the Library and the Community Center on the two days of filming. As a result, the library will be closed on those two days as well as Town Hall. He emphasized that closing the Town Hall did not mean work would cease, but that it would continue from off-site.

Councilmember Edge moved to approve the film permit with the understanding that the production company will take care of any public safety issues that may or may not arise. Councilmember Teagle seconded the motion.

Administrator Jones read into the record an email he had received from Councilmember Garlington in favor of the approving the film permit.

The motion to approve the film permit with the understanding that the production company will take care of any public safety issues that may or may not arise passed 4-0 with Councilmember Garlington being absent.

2. Resolution 2025-05: Coweta County Hazard Mitigation Plan

Administrator Jones stated that Coweta County Hazard Mitigation Plan is revised and approved every five years- the last time being in 2019. He stated this effort began in 2023 with former Mayor Blue Cole and Julie Stroud representing the Town of Sharpsburg. He stated that the plan, which is over three hundred pages long, is available for anyone to read but that the information provided to the Council focused on those areas specifically pertaining to Sharpsburg. Discussion was held regarding the responsibilities and costs for the town to update a continuity of government plan in the event of an emergency.

Councilmember Puckett-Pike moved to adopt Resolution 2025-05: Coweta County Hazard Mitigation Plan. Councilmember Edge seconded the motion. The motion passed 4-0-1 with Councilmember Garlington being absent.

3. Heating and Air: Replacement / Repair of Air Conditioning and Heating

Administrator Jones briefed the Council on the need to replace the heating and air conditioning units in the Community Center and to either replace or repair the heating and air conditioning unit in Town Hall. He and the Council discussed the various quotes received from four different companies with the pros and cons of the various quotes. It was further noted the funds for this work would be from the General Fund.

Councilmember Edge moved to approve the Townsel quote with the stipulation the work does not include mini-splits and does not exceed \$45,000. Councilmember Teagle seconded the motion. The motion passed 4-0-1 with Councilmember Garlington being absent.

4. Ratify Expenditure: Junk Removal

Administrator Jones stated that the three large concrete culvert pipes have not yet been removed. He stated that the invoice was \$4,100 but that \$1,500 worth of work has been completed. He added that he is withholding payment until all the work is completed. If the work is not completed, then he will pay the \$1,500 for work already completed. Discussion followed.

Councilmember Edge moved to ratify the payment of \$4,100 to Anderson Junk Removal contingent that the removal of the concrete culverts is completed. Councilmember Puckett-Pike seconded the motion. The motion passed 4-0-1 with Councilmember Garlington being absent.

Administrator Jones added that Anderson Junk Removal has provided an additional quote for \$175 to remove additional junk from behind the outdoor bathrooms. He said this was different from the previous junk that had been removed and that it is appropriate to remove the junk.

5. Installation of Pine Straw

Administrator Jones stated there is a need for pine straw. He explained the low bid was exceptionally low and had not been used by the town. The second lowest bidder has been used by the town several times in the past and their work has always been praised. Administrator Jones stated that \$6,000 was available in the approved budget, so this is a budgeted request. He also mentioned that Councilmember Garlington had suggested that slate or other durable substance be used instead of pine straw, the logic being pine straw must be replaced frequently and that slate or a similar material would not have to be replaced. The council decided to remain with pine straw but may consider slate later.

Councilmember Edge moved to accept the quote from Georgia Groundscapes. Councilmember Teagle seconded the motion. The motion passed 4-0-1 with Councilmember Garlington being absent.

6. Krebs Engineering: Wastewater Master Plan

Mayor Good stated this agreement was the next step needed for the town to get sewer. She said with the cost of everything going up it was an appropriate time to make this agreement. She said in talking with County, they will need to run a sewer line down Highway 54, and this agreement would allow the town to look into having access into the sewer system. Attorney Sears clarified that the agreement was like a roadmap to eventually getting sewer, and that it would provide engineering plans for a sewer. He said the plan would provide general cost estimate for a sewer, but actual costs for a sewer would be determined at the design plans. It was reiterated that this was the next step to get sewers. Attorney Sears stated that this agreement would consider the current zoning ordinance and could work with the plans offered by Historical Concepts. He said the County recommended this step, and the town has worked with Krebs in previous years as utilities.

Councilmember Edge moved to approve the Wastewater Master Plan with Krebs Engineering for \$47,000 utilizing SPLOST 2019 utility funds. Councilmember Teagle seconded the motion. The motion passed 4-0-1 with Councilmember Garlington being absent.

7. Rental Increases: Community Center and Staley Park

Community Center Coordinator Angie Moore presented the case for increasing rates at the Community Center. She stated the costs of upkeep and maintaining the Community Center are increasing. She proposed a restructuring of the rental hours and rates, a reduction in the deposit requirements, and an understanding that the entire deposit- not portions of the deposit- will be withheld should a renter leave the facilities in disrepair. It was agreed that new brochures would need to be made, and that the rental agreement would be updated to reflect the changes. The changes are to take place on July 1, 2025.

Councilmember Teagle asked about renting out the library. Administrator Jones replied that renting the library has not come up as the town does not get requests to rent it. Councilmember Teagle stated a request has come forward from Crosstown Church who wants to have a Bible study on Wednesday nights. It was noted that the current agreement is for the Community Center and Staley Park. There was discussion about whether to charge for renting the library and how clean-up would be managed at the library. It was decided that the church was to be provided with the library without a rental fee but with a \$25 deposit that will be withheld if the library is not cleaned up after use.

Councilmember Puckett-Pike moved to approve staff's recommendations to increase the rental rates as proposed. Councilmember Teagle seconded the motion. The motion passed 4-0-1 with Councilmember Garlington being absent.

Old Business:

1. Animal Control Ordinance- Second Reading

Mayor Good stated this is a second reading of the ordinance and that it makes minor changes to Animal Control that aligns with recent changes made by Coweta County.

Councilmember Teagle moved to adopt Ordinance 2025-01: Animal Control Ordinance. Councilmember Edge seconded the motion. The motion passed 4-0-1 with Councilmember Garlington being absent.

Public Comments:

There were no Public Comments.

Polling of Council:

Nothing was discussed.

Administrator's Report:

There was no Administrator's report.

Mayor's Updates:

There were no Mayor's updates.

Executive Session:

Legal and Real Estate: Councilmember Edge moved to enter Executive Session to discuss legal and real estate matters. Councilmember Puckett-Pike seconded the motion. The motion passed 4-0-1 with Councilmember Garlington being absent.

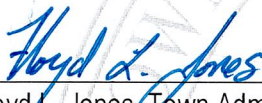
The Council entered Executive Session at 7:18 p.m. and exited Executive Session at 7:39 p.m.

Councilmember Edge moved to authorize the mayor to sign an Executive Session Affidavit attesting that legal and real estate matters were discussed in Executive Session. Councilmember Teagle seconded the motion. The motion passed 4-0-1 with Councilmember Garlington being absent.

Adjournment:


Councilmember Edge moved to adjourn the April 7, 2025 Council meeting. Councilmember Teagle seconded the motion. The motion passed 4-0-1 with Councilmember Garlington being absent.

The April 7, 2025 Council meeting adjourned at 7:40 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 second day of June 2025.


Floyd L. Jones, Town Administrator