

SHARPSBURG TOWN COUNCIL

Elizabeth Good; Mayor
Cynthia Puckett-Pike; Post 1
Alex Edge; Post 2
Tom Teagle; Post 3
Polly Garlington; Post 4



TOWN OF SHARPSBURG, GEORGIA

Floyd L. Jones; Town Administrator
Brad Sears; Town Attorney
Angie Moore; Community Center Coordinator

Sharpsburg Town Hall
105 Main Street
Sharpsburg, Georgia 30277
www.sharpsburg-ga.gov

MINUTES

June 1, 2026
6:00 p.m.

Welcome to the meeting of your Sharpsburg Town Council! Your participation in Town government is appreciated. All regularly scheduled Town Council meetings are open to the public and are typically held on the 1st Monday of each month at 6:00 p.m.

Call Council Meeting to Order:

Mayor Good called the June 1, 2026 Town Council meeting to order at 6:00 p.m.

Pledge of Allegiance:

Mayor Good led all in the Pledge of Allegiance.

Establish Quorum:

Administrator Jones stated a quorum was present. Councilmembers Edge and Puckett-Pike were not in attendance.

Presentations:

There were no Presentation on the Agenda.

Review / Approval of Minutes:

1. Approval of May 5, 2026 Minutes

Councilmember Garlington moved to approve the May 5, 2026 Minutes. Councilmember Teagle seconded the motion. The motion passed 3-0 with Councilmembers Edge and Puckett-Pike not present.

Public Hearing:

There was no Public Hearing on the Agenda.

New Business:

1. Special Use Permit: Sharpsburg Baptist Church- Annual Car Show

Councilmember Teagle moved to approve the Special Use Permit request submitted by Sharpsburg Baptist Church for its annual car show event scheduled for June 13, 2026. Councilmember Garlington seconded the motion. The motion passed 3-0 with Councilmembers Edge and Puckett-Pike not present.

2. Special Use Permit: Team Hungry- Sharpsburg Market

Councilmember Teagle moved to approve the Special Use Permit request submitted by Team Hungry for the June 2026 Sharpsburg Market scheduled for June 20, 2026 from 10 a.m. to 2 p.m. Councilmember Garlington seconded the motion. The motion passed 3-0 with Councilmembers Edge and Puckett-Pike not present.

3. Work Authorization Agreement: Integrated Science & Engineering- MNGWPD Audit Assistance

Councilmember Teagle moved to ratify the approval of and the Town Administrator's execution of the Work Authorization Agreement between the Town of Sharpsburg and Integrated Science and Engineering for assistance with the Metropolitan North Georgia Water Planning District audit and related compliance activities. Councilmember Garlington seconded the motion. The motion passed 3-0 with Councilmembers Edge and Puckett-Pike not present.

4. Work Authorization Agreement: Integrated Science & Engineering- Stormwater Management Assistance

Councilmember Garlington moved to authorize the Town Administrator to enter into a Work Authorization Agreement between the Town of Sharpsburg and Integrated Science and Engineering for on-call stormwater management engineering review services on an as-needed basis. Councilmember Teagle seconded the motion. The motion passed 3-0 with Councilmembers Edge and Puckett-Pike not present.

5. Additional Parking Lot Wheel Stops: BlackJack Paving- Quote 8709-1

Administrator Jones reminded Council that at its May 2026 meeting, Council had authorized a not-to-exceed \$500 limit on the purchase and installation of two additional concrete wheel stops since, at that time, no quote had yet been provided. He reported that since that time, BlackJack Paving provided a quote for approximately \$1,400. He questioned BlackJack Paving on the quote since the work for the entire parking lot was just over \$3,000. BlackJack Paving did not reply to his questions.

Administrator Jones added that after the agenda was published, he received a quote from Wildcat Striping, Sealing, and Paving for the exact same work at a cost of \$859. He recommended that the quote from Wildcat Striping, Sealing, and Paving be approved instead of BlackJack Paving.

Councilmember Teagle moved to approve the quote from Wildcat Striping, Sealing, and Paving for the purchase of two new concrete wheel stops with rebar pins in the amount of \$859 and to authorize the payment using SPLOST 2019 funds. Councilmember Garlington seconded the motion. The motion passed 3-0 with Councilmembers Edge and Puckett-Pike not present.

6. Amendment to Intergovernmental Agreement for Property Tax Collections

Administrator Jones explained that the Amendment to the Intergovernmental Agreement is based on a resolution adopted by the Coweta County Board of Commissioners in February 2026 pertaining to salary supplements for Constitutional Officers and Elected Officials. This amendment redirects payments made by town from being applied to the compensation to the Tax Commissioner to being applied to the local supplement for the Tax Commissioner. He added this amendment does not have an additional fiscal impact on the Town of Sharpsburg but only redirects how are distributed.

Councilmember Teagle moved to approve the Amendment to the Intergovernmental Agreement for Property Tax Collections between the Town of Sharpsburg, Coweta County, and the Tax Commissioner of Coweta County, and to authorize the mayor to execute the amendment on behalf of the town. Councilmember Garlington seconded the motion. The motion passed 3-0 with Councilmembers Edge and Puckett-Pike not present.

7. Resolution 2026-07: Amended Resolution Calling for a Special Referendum Election

Councilmember Garlington moved to adopt Resolution 2026-07, an amended resolution calling for a Special Referendum Election authorizing the Town of Sharpsburg to issue licenses for the package sale of distilled spirits within the town limits, subject to approval by the voters in a special referendum election scheduled for November 3, 2026. Councilmember Teagle seconded the motion. The motion passed 3-0 with Councilmembers Edge and Puckett-Pike not present.

Following the vote, a discussion was held by Town Attorney Sears pertaining to the next steps to ensure that the town understood and governed the numbers of and requirements of liquor stores within the town limits. It was decided that a Work Session should be held to iron out the details, but that plans should be in place in October should the voters favorably approve of this initiative. No date was set for a Work Session at this meeting.

Old Business:

1. Second Reading: Ordinance 26-04- Zoning Map

Administrator Jones stated that this ordinance was based on the rezoning of residential properties to commercial properties in 2025. The revised map, reflecting the zoning change, would be adopted by this ordinance. He added that this ordinance had its first reading and public hearing in May 2026.

Councilmember Garlington moved to adopt Ordinance 26-04- Zoning Map. Councilmember Teagle seconded the motion. The motion passed 3-0 with Councilmembers Edge and Puckett-Pike not present.

Public Comments:

There were no Public Comments.

Polling of Council:

Garlington: Councilmember Garlington stated that one of the sign posts had been removed but there was another still standing.

Administrator's Report:

Operations and Facilities: Administrator Jones stated the town continues to make progress on several operational and facility-related projects. Triple H Services has completed the installation of the new lighting in the rear parking lot, providing improved visibility and security for the municipal complex and its visitors. The town's May invoice from GFL Environmental has been received. As anticipated, the invoice reflects the contractual rate increase that was approved in May. This rate increase is limited to only 90 days.

Infrastructure and Public Works: The Coweta County Board of Commissioners approved the Town's request to repair the pothole on Main Street and the deteriorating section of Church Street. Coweta County Public Works anticipates making the repairs soon. The town is also seeking a Local Road Assistance (LRA) Grant. If awarded, approximately \$7,000 in funding would be available without a local match requirement. Proposed use of these funds includes culvert repairs at Williams Road and Sunset Circle, as needed.

Financial Management: The Town received its Fiscal Year 2025 audit results from Mauldin & Jenkins. The audit contained no findings, exceptions, or deficiencies. This marks the fourth consecutive fiscal year in which the Town has received a completely clean audit, demonstrating strong fiscal management and internal controls. Additionally, Councilmembers were provided a financial snapshot reflecting current budget performance. Revenue collections continue to exceed projections for this point in the fiscal year. While expenditures are above projected levels, most major planned expenses have already been incurred and paid. Remaining expenditures are expected to consist primarily of payroll and routine operating costs.

Current trends indicate revenues are likely to continue exceeding original projects through fiscal year-end. Floating Local Option Sales Tax (FLOST) revenues have generated sufficient proceeds to offset what otherwise would have been collected through property taxes had FLOST not been approved by Coweta County voters.

Compliance and Ethics Reporting: All Councilmembers are reminded that Personal Financial Disclosure Statements (PFDS) for Calendar Year 2025 must be submitted no later than June 30, 2026. This will be the last year filings are done through a filing officer. Beginning next year, all ethics filings will be done directly from elected officials to the state.

Parks and Recreation: In accordance with the vote in May 2026, one-third of the approved playground project has been paid utilizing SPLOST 2025 funds. All required agreements and documentation have been executed.

Arbor Valley Deck Repair: The deck at Arbor Valley has deteriorated to a condition that presents a potential safety concern that should be addressed. Quotes were received from D&D Enterprises (\$2,500) and Freddy Fix-it (\$2,600). A third submission consisted of a materials-only estimate and did not include a complete project scope. Community Center Coordinator Angie Moore had a verbal conversation with the third bidder who indicated an all-in quote, including labor, would be over \$4,000.

Councilmember Teagle moved to approve the quote from Freddy Fix-It, in the amount of \$2,600, for the repair of the deck at Arbor Valley. Councilmember Garlington seconded the motion. The motion passed 3-0 with Councilmembers Edge and Puckett-Pike not present.

Mayor's Report:

Coweta Community Foundation: Mayor Good stated she is meeting with the Coweta Community Foundation on Wednesday to seek funding for the park.

Intergovernmental Agreement for Sewer: Mayor Good reported the Town should be receiving the first draft of the Intergovernmental Agreement with Coweta County for sewer. The Intergovernmental Agreement is currently being discussed by the Coweta County Board of Commissioners in its Work Session.

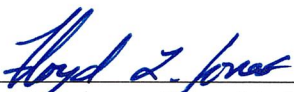
Executive Session:

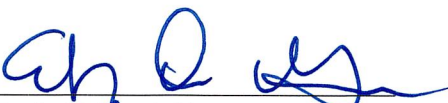
There was no Executive Session.

Adjournment:

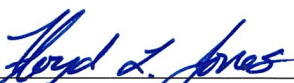
Councilmember Teagle moved to adjourn the June 1, 2026 Town Council meeting. Councilmember Garlington seconded the motion. The motion passed 3-0 with Councilmembers Edge and Puckett-Pike not present.

The June 1, 2026 Town Council meeting adjourned at 6:39 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 6th day of July 2026.


Floyd L. Jones, Town Administrator