

TOWN OF SHARPSBURG

TOWN COUNCIL MEETING

A & O Bridges Community Center

105 Main Street, Sharpsburg GA

October 4, 2021

A regular meeting of the Sharpsburg Town Council was held on Monday, October 4, 2021, at 6:00 p.m. at the A&O Bridges Community Center.

MINUTES

6:00PM

Call Council Meeting to Order

Mayor Cole called the October 4, 2021, Town Council to order at 6:00 p.m.

Pledge of Allegiance

Mayor Cole introduced the Boy Scout's Arrow of Light Den #13 out of Southwest Christian Church, and he stated Den #13 would lead all in the Pledge of Allegiance, the Scout Oath, and the Scout Law.

Den #13 led all in the Pledge of Allegiance, and then gave the Scout Oath and Scout Law.

Establish Quorum

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

Present were the following: Blue Cole- Mayor; Cynthia Puckett-Pike - Post2; Tom Teagle- Post 3 and Elizabeth Good- Post 4

Absent were the following: Standley D. Parten- Post 1

Review/Approval of Minutes:

Council Meeting Minutes - September 13, 2021

Town Clerk Floyd Jones informed the Board he had found some errors in the minutes on page seven, and that those errors had been corrected. The Council reviewed the minutes.

Councilmember Puckett-Pike moved to approve the minutes. Councilmember Teagle seconded the motion. The motion passed 4-0-1 with Councilmember Parten not present.

New Business:

1. Fiscal Year 2022 Personnel Budget

Mayor Cole briefed the Council on proposed funding for three town positions. Two positions were the newly proposed Public Works position and Community Coordinator position. Both positions are newly proposed. The Town Clerk position was also discussed as becoming a Town Administrator position with a salary range from \$48,000 and capping at \$55,000. The primary reason for this change was because the work duties for the position align more with an Administrator position than with a Clerk position. Discussion followed.

The Council did not vote on this item.

2. Pine Straw Bids- Park and Pavilion

It was anticipated that once the new Public Works position comes on board, there would no longer be a need to go for bids for pine straw. Mayor Cole stated three companies had been contacted but only two companies had provided quotes. Mayor Cole asked Attorney Sears if a third quote was necessary or would two suffice since three companies had been contacted. Attorney Sears stated that the two quotes would be sufficient.

Councilmember Good moved to accept Breaking Ground's quote for the purchase and installation of pine straw in the amount of \$2,007. Councilman Teagle seconded the motion. The motion passed 4-0-1 with Councilmember Parten not present.

3. Newnan Coweta Magazine Advertisement

Mayor Cole asked Council for authorization to spend \$900 on an advertisement with Newnan Coweta Magazine. He explained that the cost paid for more than just the advertisement since it would provide the development allowing the town to swap out pictures and text for current and future uses. He said the cost will also include an article on the town's 150th birthday providing further promotion of the town.

Councilmember Good moved to authorize the expenditure of \$900 on the advertisement. Councilmember Puckett-Pike seconded the motion. The motion passed 4-0-1 with Councilmember Parten not present.

4. Alcohol Ordinance Amendment- Dollar General

Mayor Cole stated there are several different issues regarding alcohol to be discussed.

Dollar General-- The current alcohol ordinance calls for an individual to have a background check and to be a signatory for the alcohol license. Dollar General is a nationwide company and cannot guarantee that a person who gets an alcohol license on behalf of the store will be a Sharpsburg or Coweta resident. Attorney Sears explained many ordinances call for the license representative to be a resident of the state rather than of the town or county- thus broadening the pool of potential applicants. Sharpsburg's ordinance is written that the licensee for either package sales or on-premises consumption must be a resident of the town-

and if the licensee is not a resident of the town- then the license representative needs to be a resident of the town - thus drawing from a shallower pool of applicants. Dollar General cannot qualify under this ordinance, so the question is does the requirement need to change. Attorney Sears added that the ordinance also creates issues about conducting background checks since it also requires fingerprinting. A person living out of county or state would be required to travel to Coweta County to get fingerprinted. He said that most ordinances have eliminated the need for fingerprinting, as an example, Newnan does not require fingerprinting. He said the last major adjustment to the Alcohol Ordinance was in 2006, so a new revision can address the residency and fingerprinting issues. Mr. Sears stated many Dollar Generals are reaching out to various jurisdictions to get copies of all alcohol ordinances to expand their offerings in produce and are likely considering offering beer and wine. He said there was possible confusion since the previous Town Clerk mentioned to Dollar General that it would need to get a variance, however, a variance would not matter since the issue really is one of the ordinance itself.

Mayor Cole suggested that a future work session is needed to discuss the issues. Mr. Sears stated the easiest route is for him to go through the ordinance to find impediments on getting an alcohol license.

Councilmember Teagle suggested that all impediments that can be removed should be removed. Mayor Cole asked that the recommendations be considered based on what the City of Newnan has done. Discussion followed.

Delivery of Alcohol-- Mayor Cole asked about what can be done about alcohol delivery. He asked if a third-party person purchases alcohol in one jurisdiction can they deliver it to another jurisdiction. Attorney Sears stated there is a difference of opinion on this question. He explained that some jurisdictions have adopted an ordinance that basically regurgitated state law, but they want to know who is delivering. He said if done correctly, the issue is not about calling Door Dash who picks up liquor in Peachtree City and delivers it in Sharpsburg- that is a violation of the law. He said the delivery person cannot just delivery alcohol, but they must be licensed with the state. He said the delivery person cannot just drop off alcohol, but they must ring the doorbell, and must keep a record that the person they delivered to is over 21 years of age. He said the fundamental issue is the delivery must originate and be delivered in the same jurisdiction. Mr. Sears said there are several moving parts. He said many jurisdictions do not want to be involved in this matter since if they are breaking the law, they will be caught by the state anyway. He clarified that currently a person cannot pick up alcohol outside of jurisdiction and then deliver it into jurisdiction.

Town Events— Mayor Cole asked that the issue of how to allow alcohol at town events can be addressed in the ordinance. Attorney Sears stated there are a whole range of items that have changed since the last time the town did a major update to its alcohol ordinance that can be considered.

Dixie Dogs— Mayor Cole stated that Dixie Dogs wants to start offering spirits by the drink and he is at the \$2,500 level per Ordinance 18-01. He said Dixie Dogs is offering to pay \$2,000 up front for the all-in license and then 3% of gross sales at the end of the year. Then for Calendar Year 2023 to reevaluate the matter. The matter of paying 3% at the end of the year was also considered since the percentage is paid quarterly- not one time at the end of the

year. Discussion followed. Mayor Cole stated he would call the owner of Dixie Dogs to discuss the issue with him and come to the Council later about it.

The Council agreed to have Attorney Sears review the Alcohol Ordinances for the matters discussed. The Council also agreed to have a work session to discuss these matters further.

Old Business:

1. Resolution adopting the 2021-2041 Comprehensive Plan.

Councilmember Good moved to adopt the 2021-2041 Comprehensive Plan. Councilmember Puckett-Pike seconded the motion. No discussion followed. The motion passed 3-1-1 with Councilmember Teagle voting in opposition and Councilmember Parten not present.

2. Code Enforcement

Mayor Cole updated the Council that two businesses are operating without a business license. He said both businesses have taken some action to finish their applications. One business is waiting on an additional inspection from SafeBuilt. He said the other business will also have to go through a safety inspection since it is a change of use. He explained Code Violation letters are being prepared and ultimately when a complaint comes, they will be notified with the letter and, if they do not make corrections, then the matter can go to a judge.

The Council took no action on this matter.

3. 150th Anniversary

Mayor Cole stated there is a tentative schedule the Town's 150th anniversary, and he described some of the events planned for the anniversary. Discussion followed.

The Council did not act on this item.

Public Comments:

Polly Garrington: Ms. Garrington stated that when Dollar General was built in town, they were given three exemptions prior to building, and it upset the citizens living around the store. She said the citizens will be even more upset if Dollar General is now allowed to sell alcohol.

Polling of Council:

Councilmember Elizabeth Good: Councilmember Good wanted to discuss Dollar General and questioned why the town is providing sewer availability to the store when it is up to Dollar General to fix its own problems. Mayor Cole said Dollar General claims its issues are fixed but he is not convinced of it. A port-a-potty is outside the store currently due to renovations. He said the town's solution, if they do not decide to participate in the proposed sewer solution, is to suspend their Occupational Tax Certificate. Councilmember Teagle expressed concerns with the town's sewerage proposal to Dollar General since it was expensive, and others do not have the option of tapping into the sewer.

Mayor Cole replied that others would be able to tap into the sewer. Councilmember Good asked what the benefit to the town is for putting out money for Dollar General and four additional lots on Highway 54. Extensive discussion followed on whether a sewer should be offered, how it is offered, how it is paid for, and who benefits because of the sewer.

Clerks Minutes:

GMA District 4 Meeting: Town Clerk Floyd Jones stated there would be a Georgia Municipal Association (GMA) District 4 meeting in Newnan on Wednesday from 11 a.m. to 1 p.m. He said staff had been invited to attend so he, Julie Stroud, and Angie Moore would attend. He added that this would be a time for information on the American Recovery Plan Act (ARPA) would be provided. He further stated that with staff going in attendance, there would be a time on Wednesday when Town Hall will be temporarily closed.

Election Day: Town Clerk reminded the Council that Election Day is Tuesday, November 2. As a result, there is not a regularly scheduled meeting on that date.

November 8, 2021: Town Clerk Floyd Jones stated the next scheduled meeting would be on Monday, November 8, 2021.

Mayor's Updates:

Budget Update: Mayor Cole stated that the town, as of September 2021, has received 90% of its budget but has spent only 66% of expenses. He added that the town had received 105% of its SPLOST budget.

Projects List: Mayor Cole stated he has listed all the projects he has worked on in the past year, and he provided the list to the Board. Discussion followed about having a town decorating time on the Friday and Saturday after Thanksgiving. Discussion followed about decorating the town. The mayor highlighted the Beckham House, a refresh of either the interior or exterior, downtown parking, and signage at the gateways. Council did not act on this update.

Downtown Bathrooms: Mayor Cole floated the idea of purchasing mobile restroom trailers to help address the bathroom issues. He stated the town needs bathrooms, and this may be a solution. He said the town is running into code issues with the bathrooms. He said the Council needs to come together to provide a solution to the problem. One solution would be to open the outside bathrooms at Town Hall, but that option comes with its own issues such as vandalism, cleanliness, and meeting ADA compliance issues with other businesses. Discussion followed on how to meet the need, the drawbacks to some solutions, and who could use the bathrooms. Council did not act on this update.

Executive Session:

There was no Executive Session Meeting.

Adjournment:

Councilmember Puckett-Pike moved to adjourn the October 4, 2021, Town Council Meeting. Councilmember Good seconded the motion. The motion passed 4-0-1 with Councilmember Parten not present.

The October 4, 2021, Town of Sharpsburg Council Meeting adjourned at 8:01 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 8th day of November 2021.

Floyd L. Jones, Town Clerk

