

TOWN OF SHARPSBURG

TOWN COUNCIL MEETING

A & O Bridges Community Center

105 Main Street, Sharpsburg GA

September 13, 2021

A regular meeting of the Sharpsburg Town Council was held Monday, September 13, 2021, at 6:00 p.m. at the A&O Bridges Community Center.

MINUTES

6:00PM

Work Session:

Mayor Cole called the Work Session to order at 6:06 P.M.

Mayor Cole stated that Ms. Mandy Renova was in attendance to speak about New Business 1, and in respect to her time he asked that New Business 1 be addressed first. No one objected to the request.

1. Occupational Tax Update

Mayor Cole stated there are two downtown businesses currently out of compliance, but both businesses have begun the process of applying for occupational tax certificates but neither have completed the process. One business is in the wooden fertilizer warehouse and the other business is in the old boutique store. He stated that once they apply for an occupational tax certificate, it will trigger zoning reviews. He explained that, in the case of those in the boutique shop- they are filming YouTube videos. He stated that the Zoning Ordinance was likely adopted before YouTubing was a thing, so it would be improper to apply an inadequate law that is silent on the matter. The mayor recommended updating the zoning ordinance to include video production while simultaneously looking at home-based businesses in the area. He did not want to create a burdensome process but wanted to make the ordinances to be helpful. He wanted support the small, home-based business that will help make the town stronger. He said he wanted to return to council with updates to the zoning ordinances as discussed and to including a potential tax credit. Discussion followed.

Attorney Sears emphasized that the issue was that the occupational tax license was for permanent locations within the town, whereas temporary usage fees were generally used for businesses that are permanently located in another jurisdiction. Discussion followed.

Council did not act on this matter.

2. Downtown Septic Update

Mayor Cole showed the diagram proposed by the engineer showing the downtown septic line going across private property. He said the problems he has are the unintended consequences of installation and the landowner has already expressed concern about the line going through his property. He said new information also shows that one property cannot

bring another property into compliance where it is not feasible. He also mentioned a new feasibility / unfeasibility standard. He said there were several options available to have bathrooms in the downtown area. Discussion followed.

Mayor Cole recommended to make the plans as shovel ready as possible and then wait until a more opportune time when others are ready. He asked Integrated Science and Engineering to hold off on doing any more work. He said as more businesses are added, then it will generate questions about the use of restrooms in the downtown. Mayor said he was open to discuss ideas on how to address the restrooms issues in downtown.

Council did not act on this matter.

3. Uptown Sewer Discussion

Mayor Cole stated Dollar General has had problems with its septic site, and as a result it has leveraged the conversation to being sewer to the commercial sites along Highway 54 North / McIntosh Trail corridor. He said conversation has been ongoing between Coweta County Water and Sewer, Dollar General, and AB Land Corp. He presented the engineer's conceptual drawing of the sewer system and stated that the cost would be split between Coweta County Water and Sewer, the Town of Sharpsburg, and Dollar General. He explained there would be a Dollar General sewer line at a cost of \$155,000, the AB Land Corp sewer line at a cost of approximately \$172,000, and a third line pump station and force main that connects to McIntosh Trail at a cost of \$685,000. He said he is trying to have each entity pay for their own line and then split the cost for the pump station and force main- making it low enough to be feasible. He acknowledged there is a chance of other partnerships, but if the agreements could be made with existing parties, then the cost would be much more manageable in the short term. Discussion followed on what if others wanted to tap into sewer without bearing the upfront cost. It was also stated that once the sewer was built it would be eventually deeded to Coweta County.

Mayor Cole thought there was enough of a viable solution and partnership in place to bring the matter to council, and he thought this would help kickstart growth in Sharpsburg with three other corners in the waiting. He stated this would be a turn-key system that would be administered by the Coweta County Water and Sewer Authority.

Council Member Teagle asked why not work with the other twenty-two commercial properties to further lower the cost. Mayor Cole replied that it would require twenty-two other conversations at a time when there is a partnership already in play. Mayor Cole stated he had started working with the other potential stakeholders.

It was also discussed that the Town could take out a loan for a sewer and then pay it down over the years via fees. While other options are available on financing the sewer, Mayor stated he thought the approach with the partners was likely the most feasible.

Council Member Teagle mentioned there were potential other layouts to the sewer that potentially could tie into existing plans with County- potentially along Reese Road- that would include additional partners in building the proposed sewerage lines.

Council provided input on this matter but did not act.

4. Capital Improvement Plan

Mayor Cole stated that the town has a lot of projects going on, some of which have been spoken of already. He said he wanted to get an outline of a Capital Improvement Plan with a vision for growth with specific projects. He wanted to start small, and to identify, rank, prioritize, and fund the projects. He suggested that the new Public Works employee would be able to start working on these projects. He said the work did not need to be willy-nilly but needed to be part of the larger Capital Improvement Plan.

Council Member Teagle urged the mayor to include the council since it seemed as they were not utilized enough. Mr. Teagle said there were people available who had available skills and talents that could work together- the goal being to work smart. The mayor agreed with the advice given.

Council did not act on this matter.

5. Surplus Property

Mayor Cole stated that certain steps had to be followed before the town could dispose of the tank property. He explained it was a multi-step process by the council first declaring the tank property as surplus property, then council needs to approve a sell bid via a sealed bid, follow procedures toward announcing the sealed bid, to open opening the sealed bid, and then council will decide to sell the property.

Attorney Sears added that prior to the council declaring the property surplus, a report be created providing a finding of fact of why the property should be surplus. Once the report providing Finding of Fact eb created, it can be provided to council as reason for why the property should be declared surplus. The finding of fact could then be placed in the minutes and then the council could proceed, if desired, with declaring the property surplus. Discussion followed.

The council did not act on this item.

Clerk's Note: It is noted that the audio recording of this meeting stopped at the one hour-thirteen minutes mark (1:13:07)- during the discussion of Surplus Property.

Call Council Meeting to Order

Mayor Cole asked Attorney Sears if there was a need to adjourn the work meeting and call the council meeting to order. Attorney Sears replied there was no requirement to take those steps and that the meeting could continue as called. The meeting transitioned from a work meeting to a council meeting at 7:22 p.m.

Pledge of Allegiance

Mayor Cole led all in the Pledge of Allegiance.

Public Hearing

There was no Public Hearing.

Establish Quorum

Town Clerk Floyd Jones reported that a quorum of the Council was present.

Present were the following: Blue Cole- Mayor; Cynthia Puckett-Pike- Post 2 and Tom Teagle- Post 3.

Absent were the following: Standley D. Parten- Post 1 and Elizabeth Good- Post 4.

Review/Approval of Minutes:

Town Clerk Floyd Jones asked a procedural question if the Council wanted to review Executive Session Minutes concurrently with the August 9, 2021, Council Meeting Minutes.

Attorney Sears advised that it was not necessary to review the Executive Session Minutes until the next time the Council needed to hold Executive Session.

Council Meeting Minutes - August 9, 2021

Council Member Teagle moved to approve the August 9, 2021, Council Meeting Minutes. Council Member Puckett-Pike seconded the motion. The motion passed 3-0-2 with Council Members Good and Parten not present.

Executive Session Minutes- August 9, 2021

Mayor Cole and Council agreed to withhold the review of the August 9, 2021, Executive Session Minutes until a later date when the Council would go into Executive Session. No vote was taken on this matter.

New Business:

1. Discussion concerning GFL services.

Ms. Renova stated that the recent issues with garbage and recycling services largely lay with staffing issues. She stated that GFL was looking to rectify the problem by holding a job fair in September. She further spoke about the problems of using existing drivers from different routes since those drivers may not be familiar with the roads and routes. The problem is exasperated when citizens notice one street is picked up and the other is not. It was understood that there was miscommunication and a lack of communication from both the town and GFL that affected the town's citizens, and all agreed to work better with communication. Ms. Renova suggested that the town utilize a new portal that has been built by GLF that will help the citizens keep track of garbage pickup, help citizens log complaints and requests, and help enable the citizens see the status of their requests.

It was agreed that the suggested portal would be placed on the town's website. It was noted that it would take several weeks to prepare the portal prior to being available on the website. GLF also agreed to provide an up-to-date calendar providing the dates when pickup for garbage and recycling are.

The discussion included the proper way to place garbage cans on the street so that plastic lids do not break off during emptying; the possibility of having a community dumpster for the town's residents to help residents clean up their properties and town; and the possibility of qualifying and using charitable funds from GLF for community purposes.

The Council did not vote on this matter or give direction.

2. Discussion concerning spending authorization.

Mayor Cole stated that he had spent some funds for t-shirts and Atlanta Braves tickets to celebrate the 150th anniversary of the Town of Sharpsburg. He asked council to raise his spending limit to no more than \$1,000 for continued purchases needed for the 150th anniversary and he stated he would provide an itemized list of all purchases, once made, to council.

Council Member Teagle moved to authorize the mayor to spend no more than \$1,000 for the purposes described. Council Member Puckett-Pike seconded the motion. The motion passed 3-0-2 with Council Members Good and Parten not present.

Old Business:

1. Continued discussion concerning Sharpsburg Project- Mainstreet Back Parking Lot

Mayor Cole briefly updated the Council on a subcontractor's cost estimate for the Mainstreet Back Parking Lot. He noted that the estimated cost was \$279,992 which was in the ballpark but higher than his own initial estimate of approximately \$257,000.

Council took no action on this matter.

Public Comments

There were no Public Comments.

Polling of Council

Council Member Tom Teagle: Council Member Teagle stated he was looking into areas around Town Hall property, including the Back Parking Lot, to see how to utilize natural rainwater to water the property as opposed to relying on irrigation. He spoke about the amount of water that can be obtained from a good rainfall and suggested it would be a good alternative to the current and/or future irrigation needs.

Council Member Tom Teagle: After the Mayor's Updates were concluded, Council Member Teagle asked Attorney Sears to come up with proactive solutions on how to conduct investigations into problematic properties. Discussion followed.

Clerks Minutes

No Clerks Minutes were provided.

Mayor's Updates

Sharpsburg 150th Anniversary Update: Mayor Cole briefed Council on the initiatives involved in celebrating Sharpsburg's 150th Anniversary. He spoke about the Atlanta Braves baseball game recently held in recognition of Sharpsburg, and how proceeds from the game raised \$450 for the town's library. He stated that new classes are being organized by Mrs. Angie Moore- the Community Center Coordinator and how those classes were stoking up the celebration. Mayor Cole concluded there was even a brewing company that was making "pre-prohibition beer" in celebration. A schedule of events is forthcoming.

2022 Budget: Mayor Cole stated that work had begun on the 2022 budget. He stated that a recommendation on the forthcoming budget will be for a Public Works Position. This position is slated to be a part-time position, meaning no benefits will be included, and that it would work approximately 20 hours a week for approximately \$19 per hour. This Public Works position would be responsible for mowing the right-of-way and town properties, conducting building maintenance- especially cosmetic work- at town hall, and conducting special projects. He stated that the budget for the position would come from reallocated funds already used to pay for maintenance and right of way upkeep. Discussion followed about the need to purchase equipment such as lawn mowers for the new position.

The budget would also change the title and pay of the Town Clerk to Town Administrator. He stated that the work of the Town Clerk exceeds the understood work of a clerk. He suggested that the salary be raised to \$48,000 with a cap of \$55,000 and that this was consistent with a Department of Community Affairs (DCA) survey. The mayor stated this change would not change the structure of the Town's government as it would retain the strong mayor structure. Discussion followed.

The budget would not include any changes for the other staff members.

The budget would be structured to pay the Community Organizer in a contracted position.

The budget would also offer a benefits package to the Town Clerk. Other staff would have the option of buying flexible insurance.

Code Enforcement: Mayor Cole stated code enforcement has begun. Signs will not be allowed in the rights-of-way. Letters will be going to residents to enact code enforcement. It was noted that the town needs to clean up. It was also noted that the town needs to focus on what it can fix.

Downtown Parking: Mayor Cole stated that additional parking is needed in downtown. He was not suggesting purchasing property. He had spoken to several property owners in the area- some of whom do not want their property to be considered for overflow parking and others who will take it into consideration. Discussion followed.

Executive Session:

There was no Executive Session.

Adjournment:

Council Member Teagle moved to adjourn the September 13, 2021, Town of Sharpsburg Council Meeting. Council Member Puckett-Pike seconded the motion.

The motion to adjourn the September 13, 2021 meeting passed 3-0-2 with Council Members Good and Parten not present.

The September 13, 2021, Town of Sharpsburg Council Meeting adjourned at 8:05 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 4th day of October 2021.

Floyd L. Jones, Town Clerk

