

# TOWN OF SHARPSBURG

## TOWN COUNCIL MEETING

A & O Bridges Community Center

105 Main Street, Sharpsburg GA

January 10, 2022

### MINUTES

**6:00PM**

#### **Call Council Meeting to Order**

Mayor Cole called the January 10, 2022, Council Meeting to order at 6:00 p.m.

#### **Pledge of Allegiance**

Mayor Cole led all in the Pledge of Allegiance.

#### **1. New Councilmember Alex Edge- Administer Oath of Office**

Town Attorney Brad Sears administered the Oath of Office to Alexander Edge.

Town Attorney Brad Sears administered the Oath of Office to Elizabeth Good.

#### **Establish Quorum**

Town Clerk Floyd Jones stated there was a quorum present for the meeting.

**Present were the following:** Blue Cole – Mayor; Standley D. Parten – Post 1; Alexander Edge – Post 2; Elizabeth Good – Post 4.

**Absent were the following:** Tom Teagle – Post 3

#### **Public Hearing:**

There was no Public Hearing.

#### **Review/Approval of Minutes:**

- 1. Council Meeting Minutes- December 6, 2021**
- 2. Council Meeting Minutes- December 13, 2021**

Councilmember Parten moved to approve both the December 6 and December 13, 2021, Council Meeting Minutes. Councilmember Good seconded the motion. The motion passed 4-0-1 with Councilmember Teagle not present.

## **New Business:**

### **1. Resolution to Amend 2021 Budget; worksheet attached**

Mayor Cole presented the Resolution to amend the 2021 Budget. He stated that this is a matter of state law to have a balanced budget. He stated that the budget would have to be amended in the amount of \$2,568.00. He explained that the amount was to address one line item that was overspent; however, he explained that the 2021 Budget itself was not overspent. He stated this amendment is done every year before the new budget can be approved.

Mayor Cole further explained that the 2021 budget exceeded revenue projections by 132% since it was projected at \$219,466.00 and the town received \$289,635.00. Regarding expenses, the budget projected \$219,466.0 in expenses but actual expenses were \$196,062.04 meaning only 89% of the projected expenses were actualized. He explained that the remaining \$23,404 would roll back into the town's General Fund for the 2022 Budget. He concluded that the Town's finances are in very good shape.

Councilmember Good moved to amend the 2021 Budget by \$2,568.00 as presented. Councilmember Edge seconded the motion. The motion passed 4-0-1 with Councilmember Teagle not present.

### **2. Growlers Ordinance**

Mayor Cole stated that during the 150<sup>th</sup> Anniversary, Line Creek Brewery created a specific pre-prohibition lager and provided a couple of kegs at Dixie Dawgs. The lager was so good that only once glass at a time could be bought at a time and that larger glasses, called "growlers," could not be sold. That prompted a discussion between Dixie Dawgs and the mayor who discussed selling growlers. The mayor then spoke to the town attorney who advised that the current alcohol ordinance does not allow for growlers to be sold in town.

Mayor Cole described growlers as 64-ounce bottles that are sealed at the brewery, and the proposed ordinance would allow establishments such as Dixie Dogs to sell the craft beer. He said this would allow establishments to have a new product and to bring additional business to the town. It was emphasized that growlers were only for craft beers and not for wine or liquor. Mayor Cole stated this discussion entailed a first hearing.

Town Attorney Brad Sears stated there are two different types of alcohol licenses: package sales and on-premises consumption. He explained that package sales are what is expected at stores and convenience stores where beer and wine are bought in "a package." On premises consumption allows for the drink to be consumed at the point of location. No license in Sharpsburg allows for distilled spirits for on-premises consumption, and no ordinance he had seen permits growlers where there is distilled spirits. He stated that Senoia's ordinance allows for a beer and wine consumption license growlers can be sold also. He said the reason for the ordinance is so that no one can be tempted to get into the package sale business- especially since the referendum failed in town- where a person could pour whiskey into a growler and seal the growler. He reiterated that the proposed growler ordinance was only for on-premises consumption of beer and wine.

He said the town's current alcohol ordinance does not include language for a modified package where the growler serves as a package and the consumer can take the growler out of the store. He recommended that there should be a charge that meets the fee for package sales for beer and wine at convenience stores, but not to go up to \$1,500.00.

Councilmember Edge asked if this ordinance was limited to pre-packaged growlers. Mr. Sears replied that this ordinance did not allow for pre-packaged growler. He did not suspect that Dixie Dawgs, for instance, would initially start with many craft beers. Mr. Sears recommended that the second reading would add the normal yearly beer and wine package cost provided under the current ordinance.

Councilmember Parten moved to approve the proposed ordinance and to match the current beer package sale license cost. Councilmember Edge seconded the motion. The motion passed 4-0-1 with Councilmember Teagle not present.

### 3. Team Hungry- Schedule

Mayor Cole introduced Mr. Jeff Flavin of Team Hungry to the Council, and he reminded Council that last year Mr. Flavin made a proposal to the Council regarding Team Hungry. He stated that Mr. Flavin was before Council to provide an update in 2021 and to make a request for 2022.

Mr. Flavin stated that since Team Hungry started last year 81 vendors have been involved with the Sharpsburg Market Day. He said 91% of the vendors are from Coweta County and seven of the vendors are non-profits who have free booths. He said he surveyed the vendors during the last few market days and found that most vendors range from \$1,800 to \$200 with the average vendor intake being \$200 per market. He said he had calculated the numbers and found that about \$1,800 per market is raised and that over the course of thirteen markets \$156,000 has been taken in. He said this means there are people and businesses coming to Sharpsburg and businesses are starting. He said the people like the community, and they want to do it again. He said that for every \$100 spent the money stays in the community. He said the effort was to keep things local and there has been nothing but positive. He said the students run Team Hungry from planning to every aspect with leadership overseeing them. He said they have talked to their vendors, and they would rather start in April and not March due to the weather conditions. Mr. Flavin then asked for the fees be waived for Team Hungry to come to Sharpsburg every Saturday of every month except for December. He proposed that Team Hungry would host their Night Market on December 10 which will have Santa Clause and Christmas. Furthermore, he asked that in the months of June and July Team Hungry would have Night Markets from 4 p.m. to 8 p.m. due to the summer heat. He stated that the first Market Day of 2022 would be held on April 16, 2022. He said they are also promoting a motorcycle ride starting from East Coweta High School that would go through the Town of Sharpsburg. He formally requested that the fees for using the property be waived.

Mayor Cole summarized that the request was for the rental fees to be waived both for the outside usage of the town's facilities as well as on the inside facilities. Mayor Cole stated that waiving the fees would be minimal compared to the amount of money generated by Market Day overall. He said there has been a good partnership and working relationship with Jeff Flavin and Team Hungry.

Mr. Flavin stated that the relationship between East Coweta High School and the town is also growing based on these efforts by Team Hungry.

Councilmember Good moved to approve Team Hungry's request to hold Market Days as described beginning on April 16, 2022, to have Night Markets in the months of June, July, and December 2022, and to waive all fees for property usage in both the inside and outside facilities. Councilmember Parten seconded the motion. The motion passed 4-0-1 with Councilmember Teagle not present.

#### **4. 150<sup>th</sup> Anniversary Expenses**

Mayor Cole provided Council with a recap of the expenses for the 150<sup>th</sup> Anniversary. He said the total cost was \$3,255.31. He said the expenses were spent entirely in Coweta County except for the banners that were made and the Atlanta Braves. He stated that Council through the 2021 budget or direct authorizations provided \$2,773.00 so the expenses did go over the authorization by \$332.55 but that cost is under the \$500 spending allocation authorized to the mayor. He stated that staff worked very hard and did so many things that made the anniversary a big success. He stated that the efforts by all helped provide media coverage and that the reactions from those who attended and who engaged through social media were overwhelmingly positive. He thanked staff for their hard work, and he thanked Council for providing the freedom and flexibility to celebrate the 150<sup>th</sup> Anniversary. Mayor Cole stated this item did not require action from the Council, but that the information was intended to provide the Council with information about the expenses and that the funds were provided in such a way to show when approvals and expenses were made.

The Council did not act on this item.

#### **5. Underground Easement Agreement**

Mayor Cole stated that the Underground Easement Agreement with Georgia Power was due to Georgia Power's desire to put underground service boxes along town property on the triangle property at the intersection of Terrentine Road, Highway 54, and Church Street across the street from the old Sharpsburg Baptist Church. He said that Pike Engineering has done surveys to prepare many of the Georgia Power overhead power lines. To do that, they must place junction or switching boxes and, in that effort, are requesting to use town property at the location described at an easement price of \$7,500.00. He said he has met with the engineer from Pike Engineering, and he reported that the work would not impact the sightlines for the new signs or any signage on the property. He recommended that the money received from this effort could be applied for not gateway signage or directional signage to downtown. He said the proposal seemed straightforward. He mentioned that Town Attorney Brad Sears has recommended that language be added to the agreement providing the maximum sizes of the boxes that can be put in place. He said two boxes would be placed at the triangular property as described earlier. Mayor Cole added that the engineer is ready to begin the work and that it was anticipated that the work would take place in February. He added that the proposed price of \$7,500 was a one-time payment although he tried to get the agreement to be annually.

Councilmember Parten moved to approve the Underground Easement Agreement with Georgia Power. Councilmember Good seconded the motion. The motion passed 4-0-1 with Councilmember Teagle not present.

Mayor Cole added that burying the power lines is an initiative that Georgia Power has been investing in for several years and they are making a strong effort to bury lines all along the state. He said this would help them provide better service. He stated that it would help prevent power outages due to weather conditions that often cause blackouts in Sharpsburg and throughout Georgia.

## Old Business:

### 1. Resolution to Approve 2<sup>nd</sup> Reading for the 2022 Budget

Mayor Cole reminded Council that the budget presented to them was first provided to them in November 2021 followed by a Public Hearing on December 6, 2021. This second reading of the budget was now being presented for a formal vote and to take effect immediately approve approval. He further added that the town's charter calls for an approved budget within thirty days of the end of the previous fiscal year and that the budget was being presented on January 10 to meet that approval deadline.

He explained that this proposed budget would increase from last year's \$219,000 to \$260,131. He said the largest driver in the budget is personnel for a town administrator position that would be transitional from a town clerk position. He said that would provide for a town administrator, a part-time deputy clerk, a part-time librarian, and a very part-time community coordinator. He said the largest single line-item is for personnel in the amount of \$99,920. Mayor Cole further explained that the budget takes the Lawn Care and Roadside Trimming funds which are paid to a private contractor and brought that to an internal position for a Public Works position which has been posted.

Councilmember Good moved to accept the 2022 Budget.

Mayor Cole stated that the Public Works position is twenty hours a week at a pay range between \$15,000 to \$19,000 although there is \$20,000 reallocated from both the Lawn Care and Roadside Trimming line items. He added that the town would have to buy the equipment for the new public works person but that they are smaller purchases that can be done "one, two, or three at a time." He added there are some leasing programs offered by the Georgia Municipal Association (GMA) that would drive the price lower, among other purchasing options. He stated that the costs for the equipment may be between \$5,000 to \$10,000 but the result would be a more responsive action from the town while making things look so much better both on the public right-of-way as well as in the Community Center. He said he did not anticipate the new public works employee to replace the air conditioning unit, but he would expect them to do things like change filters and the capacitors. He said those needs they are not licensed for could be done by third-party entities with oversight by this new position. The costs for the work done by a third-party entity in this capacity would be funded through the Repairs and Maintenance- Building line item which was proposed at \$10,000. Mayor Cole stated that the equipment to be purchased for the new public works position would be a grade higher than standard residential equipment but not likely commercial grade equipment. Mayor Cole added that so far only one resume has been provided to the town for the position, but the town has not yet been pushing the position. He added that if the work is not filled immediately, then the budget would have to be reallocated at the end of the year to meet needs. He added that if the position cannot be filled, he would notify Council.

When asked if Coweta County could provide a prison detail to do the needed work, Mayor Cole stated he had not spoken to the county with that suggestion, but he suspected the county would not be open to having that type of arrangement for the long-term. Mayor Cole also explained the position was created to not necessarily save dollars as much as it was to expand duties. He anticipated that the position would entail five hours of right-of-way grass cutting, five hours of maintenance inside, five hours for maintenance outside, and the remaining five hours for whatever else is needed equating to twenty hours weekly. He suggested this would be an improvement since the current work is happening bi-weekly and would provide needed assistance to the mayor and staff who are getting the requests for similar work.

Councilmember Parten seconded the motion to accept the 2022 Budget. The motion passed 4-0-1 with Councilmember Teagle not present.

## Public Comments

**Polly Garlington:** Ms. Garlington reminded Council that there had been several attempts over the years to bring a walk/bike path through Sharpsburg. She then asked if the town can somehow connect with Newnan's Linc multi-use path system. Mayor Cole said the short answer is that a path system can be created but the question is how and where the town would do it. He said there were some options available but there are not any plans for lots of sidewalks or parking spaces. He said if Council approved then an effort could be made, but that it would be a far pull to get the Linc to Sharpsburg but that he was willing to find a way to connect to the Linc. He said there was nothing on the agenda to provide a dedicated walking or biking path. He clarified that it was Newnan Linc and not provided by the county. Town Attorney Brad Sears added that Coweta County and Newnan have talked about partnering and that the city has put together a master plan that includes certain county properties, however, the county has not provided any funding for the project and the plans do not extend as far as Sharpsburg. He clarified that as far as he was aware the county has not put together any type of master plan, however, the county is working on other transportation plans that might include walking or biking paths. He said he was not aware of any county plans for a path system. He added that funding may also be an issue, but the ARPA and infrastructure plans also seem to change often that may eventually be able to be used for these purposes. Mayor stated he wanted to eventually bring capital projects to the Council that may involve finding a way to connect the town with similar paths.

**Alan Nolan:** Mr. Nolan asked Mr. Jeff Flavin if consideration had been made to have the month of August also be a Night Market due to the hot weather also experienced in that month. Mr. Flavin answered that August had been considered for just such a purpose, but that it would be hard to get help for a Night Market with school being in session. Mayor Cole stated that entertainment could be done with as part of or separate to Team Hungry's effort.

## Polling of Council

**Councilmember Parten:** Councilmember Parten welcomed Councilmember Edge to the Council.

**Councilmember Edge:** Councilmember Edge asked Mr. Flavin if there was any further interest in creating a street market where the street can be used to make the market take up all of downtown. Mr. Flavin stated there was interest in that and that talks had already been had with vendors. Mayor Cole added there was a plan in place to roll out a full or at least a half-street fair.

**Councilmember Good:** Councilmember Good welcomed Councilmember Edge to the Council.

## Clerks Minutes

**Alcohol and Business Licenses:** Town Clerk Floyd Jones reported that all the alcohol licenses had been renewed and that renewal letters had been sent to the businesses to renew their licenses.

**Congratulations:** Town Clerk Floyd Jones congratulated Councilmember Edge for his new capacity as Councilman.

## Mayor's Updates

**Signage:** Mayor Cole stated most of his issues had already been discussed including the part-time public works employee. He said he wanted to move forward with getting signage for the town and that he would be coming to Council with proposals. He said he had already received some proposals that do not include the mounting or installation of the signage. He said the signage would be both gateway and directional signage.

**Back Parking Lot Schedule:** Mayor Cole stated he would be meeting with Coweta County later this week to finalize plans on when construction of the back parking lot would start.

## Executive Session

There was no Executive Session.

## Adjournment

Councilmember Parten moved to adjourn the January 10, 2022, Council Meeting. Councilmember Edge seconded the motion. The motion passed 4-0-1 with Councilmember Teagle being absent.

The January 10, 2022, Council Meeting adjourned at 6:53 p.m.

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Floyd L. Jones, Town Clerk

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Blue Cole, Mayor

The foregoing minutes were duly approved at an official meeting of the Sharpsburg Town Council, in Sharpsburg, Georgia, on the 7<sup>th</sup> day of February 2022.

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Floyd L. Jones, Town Clerk

