

**CITY OF JONESBORO  
WORK SESSION  
170 SOUTH MAIN STREET  
August 2, 2021 – 6:00 PM**

**MINUTES**

The City of Jonesboro Mayor & Council held their Work Session on Monday, August 2, 2021. The meeting was held at 6:00 PM at the Jonesboro Police Station, 170 South Main Street, Jonesboro, Georgia.

**I. CALL TO ORDER - MAYOR JOY B. DAY**

Attendee Name	Title	Status	Arrived
Pat Sebo-Hand	Mayor Pro-Tem	Present	
Bobby Lester	Councilmember	Present	
Tracey Messick	Councilmember	Absent	
Billy Powell	Councilmember	Present	
Donya Sartor	Councilmember	Present	
Ed Wise	Councilmember	Present	
Joy B. Day	Mayor	Present	
Ricky L. Clark	City Manager	Present	
Pat Daniel	Assistant City Clerk	Present	
David Allen	Community Development Director	Present	
Brandon Hermsmeier	Interim Public Works Director	Present	
Cable Glenn-Brooks	Executive Assistant	Present	
Derry Walker	Chief Code Officer	Present	
Tommy Henderson	Chief of Police	Present	
Kelli Duffy	Clerk of Municipal Court	Present	
Richard Godfrey	Assistant Chief of Police	Present	
Nina Robinson	Director of Finance	Present	

**II. ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER**

**III. INVOCATION - MOMENT OF SILENCE**

**IV. ADOPTION OF AGENDA**

1. Motion to adopt the agenda with the following amendments:

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Pat Sebo-Hand, Mayor Pro-Tem
<b>SECONDER:</b>	Billy Powell, Councilmember
<b>AYES:</b>	Sebo-Hand, Lester, Powell, Sartor, Wise
<b>ABSENT:</b>	Messick

Under Work Session: Add as Item No.# 3 Discussion regarding the donation of a Little Free Library from Family Literacy of Georgia. Mr. Clark recommended adding this item as number two (2) as the requestor was present to speak regarding the matter.

**V. WORK SESSION**

1. Discussion regarding the approval of a volunteer honorary officer.

At this time, Chief Henderson appointed Dwayne "Buddy" Divins as an Honorary Police Officer. Buddy is a resident of the City of Jonesboro and is an avid supporter of law enforcement. He is being recognized for his dedicated support and positive relationship with local law enforcement and the civil duties and participation he has performed for our community.

This appointment is given to Honorary Officer Dwayne "Buddy" Divins who is an avid supporter of law enforcement. He shall maintain a professional relationship with the Jonesboro Police Department, as well as the City of Jonesboro. He will maintain good moral character and have no negative interaction with Law Enforcement. (See File for Full Scope of Duty)

2. Council to consider approval of Minor Subdivision Plat, 21-SUB-002 for North Main Street (Hearthsider Jonesboro development), OneStreet Residential, LLC, applicant.

RESULT:	OLD BUSINESS	Next: 8/9/2021 6:00 PM
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No preliminary plat is needed since these lots have not been subdivided previously.

- 217, 215, and 211 North Main Street are zoned H-1. Having their rear portions subdivided off will not affect their conformance with the Zoning Code, since there is no minimum lot area for H-1 zoning. The widths and setbacks of these lots are not changing. The other standards are not applicable as the front portions of these lots will not be further developed, and the rear portions of the lots will be combined and be under the standards of the Active Senior Overlay District.
- 205 and 203 North Main Street are zoned H-2. Having their rear portions subdivided off will not affect their conformance with the Zoning Code, since there is no minimum lot area for H-2 zoning. The widths and setbacks of these lots are not changing. The other standards are not applicable as the front portions of these lots will not be further developed, and the rear portions of the lots will be combined and be under the standards of the Active Senior Overlay District.

Questions and Concerns:

**Councilmember Powell** asked why the Pine Street addresses were on the plans?

*Mr. Allen advised that the addresses are not affected, they are just a part of the overall plan presented for this presentation.*

*Mr. Clark added that this development site has had several complications and the developers have been working hard to move this project along.*

*Parcel I.D. No.# 4A, 1A and 2A will be deeded to the Downtown Development Authority to build out as they see fit.*

**Councilmember Sartor** inquired if the Cottages are still apart of this development

*Mr. Clark advised that along with other site restrictions bound by Federal Regulations, the duplexes and cottages have been eliminated.*

**Mayor Day** inquired about the design of the building facing Main Street and what are the plans for the property on North Avenue?

Based upon continued discussion, the Developer will present full site plans to the City Council at their August 9th Regular Meeting.

3. Council to consider approval of Resolution #2021-004 regarding the donation of a little free library from Family Literacy of Georgia at Lee Street Park.

<b>RESULT:</b>	<b>CONSENT AGENDA ITEM</b>	<b>Next: 8/9/2021 6:00 PM</b>
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4. Council to consider Conditional Use Permit Application, 21-CU-013, for a church, by the estate of John Mitchell, property owner, and Iyabo Okuribido / Golden Crown C&S Church, applicant, for property at 186 North Avenue (Parcel No. 13239B B005), Jonesboro, Georgia 30236.

<b>RESULT:</b>	<b>PUBLIC HEARING REQUIRED</b>	<b>Next: 8/9/2021 6:00 PM</b>
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The following conditions are Not met:

1. Must be stand-alone buildings (no planned centers, connected storefront sharing a common wall, or lots with zero lot line development or shared parking).
2. Must meet applicable buffer requirements of Article XV - Landscaping and Buffers.
5. Council to consider approval of a subrecipient agreement for use of Community Development Block Funds between Clayton County and the City of Jonesboro for Lee Street Park improvements in the amount of \$300,000.00.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Ed Wise, Councilmember
<b>SECONDER:</b>	Billy Powell, Councilmember
<b>AYES:</b>	Sebo-Hand, Lester, Powell, Sartor, Wise
<b>ABSENT:</b>	Messick

The principal task being undertaken by the subrecipient of this grant will be to address sloping and grading issues in the amphitheater field area by creating a transition from Lee Street Park to the new City Center site. This transition that will help with grading issues and will also create additional seating areas for the general public for park events. Clayton County has awarded a CDBG Grant in the amount of \$300,000 to use towards this project.

The money cannot be used for any other improvement at Lee Street Park.

6. Council to consider approval of a proposal from Geotechnical Environmental Consultants, Inc and the City of Jonesboro for construction materials testing and special inspections.

<b>RESULT:</b>	<b>CONSENT AGENDA ITEM</b>	<b>Next: 8/9/2021 6:00 PM</b>
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Scope of Services include the following:

- Earthwork monitoring and testing
- Approval of utility bearing materials and testing of utility backfilling activities
- Foundation evaluation
- Rebar evaluation of foundations and slab-on-grade

- Fresh concrete testing during concrete placement activities
- Compressive strength testing of molded concrete specimens.
- Masonry inspection & testing
- Testing of graded aggregate-based materials prior to concrete or asphalt placement in paved areas.

The estimated cost \$59,652.00

7. Discussion regarding cancelling the September 6, 2021 Work Session and holding both meetings on September 13, 2021 due to the Labor Day Holiday.

<b>RESULT:</b>	<b>CONSENT AGENDA</b>
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8. Discussion regarding 2021 Municipal Election.

- After several meetings, and substantial changes it is important that this body decides how to conduct the upcoming election.
- Clayton County will conduct the elections in a price range not to exceed \$25,000.00.
- We contacted Dominion to provide the accuracy testing of the machines and setting up of the ballots for an estimated cost of \$4,000.00 to \$6,000.00.

## VI. OTHER BUSINESS

- A. Executive Session - NONE

## VII. ADJOURNMENT

1. Motion to adjourn at 6:47 PM

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Billy Powell, Councilmember
<b>SECONDER:</b>	Ed Wise, Councilmember
<b>AYES:</b>	Sebo-Hand, Lester, Powell, Sartor, Wise
<b>ABSENT:</b>	Messick

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JOY B. DAY – MAYOR

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RICKY L. CLARK, JR. – CITY MANAGER