

**CITY OF JONESBORO  
WORK SESSION  
170 SOUTH MAIN STREET  
November 1, 2021 – 6:00 PM**

**MINUTES**

The City of Jonesboro Mayor & Council held their Work Session on Monday, November 1, 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	Present	
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	
Nina Robinson	Director of Finance	Present	
Alicia Wingster	Finance Technician	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>	Ed Wise, Councilmember
<b>SECONDER:</b>	Billy Powell, Councilmember
<b>AYES:</b>	Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

Add item No# 8 - Council to consider approval of an amendment to the retirement plan to remove actuary on offset time retirement calculation of elected officials receiving in service distribution.

**V. WORK SESSION**

1. Council to consider approval of a Conditional Use Permit Application, 21-CU-018, for an event center and concert hall, by Patricia Okwuosa, property owner and applicant, for property at 242 Stockbridge Road (Parcel No. 12017D B003), Jonesboro, Georgia 30236.

Should Mayor and Council approve, the following minimum conditions will apply adding two additional conditions:

1. Musical and theatrical events shall occur indoors only.
2. Restaurant use inside the hall shall be subject to all relevant government agency requirements.
3. Any alcohol service and consumption on the premises must conform to Chapter 6 standards, Alcoholic Beverages.
4. Applicant must install adequate sound proofing to ensure sound does not escape the building.
5. Sound proofing to be inspected by the Fire Marshal to ensure the material is non-flammable.

### **Questions and Concerns**

**Councilmember Sartor** inquired who determines if the sound proofing is adequate? For previous facilities are there time restrictions based on code?

**Mayor Day** advised that the materials used for sound proofing have to be adequate, and it is the responsibility of the applicant to hire a specialist and the Fire Marshal will conduct the inspection and provide a certificate upon completion.

**Mr. Allen** advised that he did not add time restrictions based on the event center having the potential for outdoor activities. The outdoor entertainment was covered in the previous application for the event center.

**Mr. Clark** added that relative to service time for alcohol, no alcohol shall be served after 2:30 am

**Councilmember Sebo-Hand** inquired if outside events are currently be held at the event? In regard to the separation of the space in the two building, ensure that the space for children's events is separate from the space alcohol will be served.

**Mr. Allen** advised that there was an event outside and Mr. Clark confirmed that a Special Event Permit was issued for a car show. In regard to the separate space for children's events, this is more of a venue for specialized events.

**Councilmember Sartor** stated clarification that we are okay with children being in the presence while alcohol is served in the concert hall. (children attending a concert with a parents)

**Councilmember Messick** asked if the pictures submitted were final renderings or simply a concept drawing? Is the facility opened to the public, who is the target audience?

**Mr. Allen** advised that he thinks that the pictures are close to what she is envisioning, and it will be opened to the public. No target audience was indicated, the facility will be opened to the general public.

**Councilmember Sartor** stated for point of clarification, the concert will be opened for rental for public use and for ticketed events you must purchase a ticket.

**Mr. Allen** advised that the concert hall is for the general public, it can be exclusively rented, or a ticket can be purchased for an event.

**Councilmember Messick** asked what the City guidelines are for service alcohol at an event?

**Mr. Clark** Advised that everyone that touches or dispenses alcohol in the City undergoes a background check and is issued a server's badge. Subsequent to that, they receive a copy of the code, and must stop serving alcohol at 2:30 am. All have to pay monthly alcohol sales tax and renew the alcohol license annually.

2. Council to consider an agreement by and between the City of Jonesboro and Georgia Power regarding the Electric Vehicle Charging Make-Ready Program Agreement.

**RESULT:**

**OLD BUSINESS**

**Next: 11/8/2021 6:00 PM**

**Mr. Clark** advised that electric charging stations will soon be the standard requirement for any erected governmental property. This program is a collaboration with Georgia Power, they will install all the infrastructure and The City of Jonesboro will receive 10% of the proceeds.

### Questions and Concerns

**Councilmember Messick** inquired who will install the charging stations?

**Mr. Clark** advised that our General Contractor will assist onsite with the installation.

**Councilmember Messick** asked for clarification of Item #14.

**Mr. Clark** advised that the language is ambiguous, the intent is that the electric charging stations are not essential to the services Georgia Power provides and he will check with legal.

**Councilmember Messick** stated concerns with item #16 relative to the repair of the charging stations. Additionally requesting the repair cost or the replacement cost of the charging station.

**Mr. Clark** advised that the Georgia Make Ready program is responsible for the program, and it is no cost to us, additionally advising that he will bring back the full description of the program next week.

**Mayor Day** advised that is Public Service Commission has authorized \$18 million dollars and an additional \$6 million dollars for Georgia Power to implement an electrification of transportation initiative, to study electric transportation and the impact on the electric grid and assist customers in this mode of transportation.

**Mayor Day** asked what the monthly charge will be? What is the cost to charge your vehicle?

**Mr. Clark** advised that we only pay the meter charge. Additionally adding that the cost to charge your vehicle is based on the amount of charge needed.

3. Council to consider approval of Application #21ALC-003, a request for an Alcohol Beverage Packaged Beer/Wine License for property located at 249 N. Main Street by Omer Ahmed Syed dba- Minex Kwik Mart.

**RESULT:**

**OLD BUSINESS**

**Next: 11/8/2021 6:00 PM**

Change of ownership, all requirements have been met.

4. Council to consider approval of the Bulltproof Vest Award from the Patrick Leahy BVP Grant in the amount of \$5,685.00.

**RESULT:****CONSENT AGENDA ITEM****Next: 11/8/2021 6:00 PM**

At this time Chief Henderson advised that the City of Jonesboro Police Department applied for and was awarded the Patrick Leahy PVP Grant in the amount of \$5,685.00. The funds will assist in purchasing bullet proof vests as we have four about to expire this year. Additionally stating that there is a need to purchase approximately seven more to outfit all officers.

**Councilmember Sartor** inquired as to the life expectancy of each vest.

**Chief Henderson** advised that the life expectancy is five years for each vest.

**Councilmember Sebo-Hand** asked if this was included in the budget?

**Chief Henderson** advised that it was not included and confiscated funds

**Councilmember Sartor**, inquired if the grant is annually?

**Chief Henderson** advised yes, we have to apply annually.

5. Council to consider approval of a preliminary plat submittal for a major subdivision, 21-SUB-003, off of Key Street, Parcel No. 12016D B001Z, Jonesboro, Ga. 30236.

**RESULT:****OLD BUSINESS****Next: 11/8/2021 6:00 PM****Questions and Concerns**

**Mayor Day** inquired if the County has approved the annexation?

**Mr. Allen** advised that County Zoning Advisory Group meeting tonight.

**Mr. Allen** additionally advised that all the lots meets with width size for R2 zoning in the City.

**Councilmember Sartor** inquired is there has been a division of lots such as this in the past? How is trash pick up handed? How do we handle taxes, is there a waiver? Have we been asked to annex the nine properties?

**Mr. Clark** advised that usually the applicant would approach the city to annex the entirety of the subdivision, typically developers do not want to deal with multiple jurisdictions so that the processes are the same. We would only service the properties in the City limits. Relative to the annexation of the nine properties, we are waiting to get feedback from the County ZAG board. One concern is the impact on Jodeco Road and S. McDonough St.

**Councilmember Sartor** inquired, if the County approved the project, what recourse do we have concerning the traffic impact

**Mr. Clark** advised council members to write a letter to the County District Commissioner expressing your concerns with this amount of homes in this particular area.

**Councilmember Messick** inquired if this area prone to flooding?

**Mr. Clark** advised that the property is not in a flood zone. Additionally stated that the developer sent documents showing elevations with the application.

**Councilmember Messick** stated that this property is in the Historic District, how do we handle? Do we take the recommendation of the County?

**Mayor Day** stated we need to take the lead role in this development as it will impact the City the most.

**Mr. Allen** advised that even though the lots will not directly access Key Street, they are concerns about traffic from the subdivision negatively affecting local roads. Additionally, the quality of the architecture and no amenities being provided, and the price point of the new houses high enough to improve the area.

At this time Mike Meshkaty, (2365 Brook Water Dr, Alpharetta, Ga). Developer and David Gallimore of 855 Rolling Crossroads, Jasper GA.) Engineer, were present to provide history and additional information on the development. Mr. Meshkaty stated that high level discussions were held concerning annexation of the property. All lots meet City and County Standards additionally stating that he does not know what the final pricing will be, but based on purchasing the property and developing the property the price point will be around three hundred thousand dollars.

**Mr. Clark** recommends that since the County's standards are not the City of Jonesboro standards; that Council not consider an IGA with the county for their review of said plans. If these homes are within the Historic Overlay, we need to be responsible for what the plan review looks like.

**Mayor Day** inquired about common and recreation area.

**Ms. Mechkaty** advised that there will not be any common or recreation areas, and that there aren't any plans for the property adjacent to the creek.

**Councilwoman Sartor** asked if there were any other developments on the southside and the price point of the projects?

Mr. Meshkaty advised that he does not have any projects similar to this project on the southside but will send links to project in Fayette county.

6. Council to consider appointments to the City of Jonesboro Comprehensive Plan Steering Committee.

**RESULT:**

**OLD BUSINESS**

**Next: 11/8/2021 6:00 PM**

The following are the list of confirmed committee members, three others are pending.

Karen Sullivan, Valeria Loner, Valencia Williamson, Cathy Roark, Altimese Dees, Mayor Joy Day, Lavettra Willis, and Denise Harvey have committed to sitting on the Steering Committee.

Councilmember Sartor expressed her interest in serving on the committee.

7. Council to consider approval of mid-year Budget Amendments.

At this time Ms. Robinson provided a preliminary amendment to the budget for consideration.

**General Revenue Funds that increased or exceeded previous projections**

- Local Option Sales Taxes - Trending better than expected; increase has been reflected.
- Insurance Premium Taxes - Funds are received once a year; higher than budgeted increase the budget.
- Fire Station Rental Revenue - Under budgeted; increase has been reflected.

**General Fund Revenue that has not be realized or will not be realized includes**

- Proceeds from Sale of Property - \$150,000.00 anticipate not having in the bank by December 31, 2021.

Conduct an offset exercise with expenditures to see where departments are trending and need additional resources to finish out the fiscal year.

**Questions and Concerns**

**Mayor Day** inquired on the following:

- \$75,000.00 listed for City Hall/Fire Station.

**Ms. Robinson** advised that is the anticipated cost to repair the roof on the old Fire Station.

- Contingency Line budget amendments.

**Ms. Robinson** explained that contingency serves as the tool to balance the budget. We don't increase the budget, we moved funds from contingency as needed to increase a budget line item as appropriate.

- Tuition Reimbursement is \$0.00.

**Mr. Clark** explained that this is forecasted based on the use for the remainder of the year.

- Overtime

**Ms. Robinson** explained that it is the anticipated expenditure for the remainder of the year.

- Workers Compensation

**Ms. Robinson** advised that budget is based on the number of employees at the time the budget was approved.

- Inmate Lunch

**Mr. Clark** advised that the Sheriff Department no longer allows inmates to come on a daily basis.

**Councilmember Sartor** inquired as to what happens when a Councilmember goes over their training budget?

**Mr. Clark** stated that it is not a huge overage and typically when someone goes over, another

council member that did not travel will allow their funds to be used.

**Councilmember Sartor** would like to see a policy implemented

**Councilmember Messick** stated that if GMA conference registration has gone up, we need to consider an increase in the travel and training budget.

**Councilmember Sebo-Hand** recommends that if you register and you don't have a class you should not stay and return.

**Mr. Clark** stated that we need to either implement a policy or increase the budget for training and travel. Further stating that the necessary action to be taken will be that; before any travel request is approved or booked, if the money is not available on the line item to cover the cost, a budget amendment will be required.

8. Council to consider approval of an amendment to the retirement plan to remove actuary on offset time retirement calculation of elected officials receiving in service distribution.

<b>RESULT:</b>	<b>CONSENT AGENDA</b>
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## VI. OTHER BUSINESS

A. Executive Session for the purpose of discussing personnel related matters.

1. Enter into Executive Session for the purpose of discussing personnel related matters at 7:45 PM.

<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, Messick, Powell, Sartor, Wise

2. Adjourn Executive Session and resume Regular Session at 8:17 PM

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

## VII. ADJOURNMENT

1. Motion to adjourn at 8:17 PM.

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

JOY B. DAY – MAYOR

RICKY L. CLARK, JR. – CITY MANAGER