

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

**MINUTES**

The City of Jonesboro Mayor & Council held their Work Session on Monday, December 6, 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	Remote	
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	Present	
Nina Robinson	Director of Finance	Present	
Maria Wetherington	Operations Assistant	Present	
Alicia Wingster	Finance Technician	Present	

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

**III. INVOCATION - PRAYER READ BY MAYOR JOY B. DAY**

**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>	Pat Sebo-Hand, Mayor Pro-Tem
<b>AYES:</b>	Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

Under Work Session - Add Item No# 10 Alcohol Beverage Pouring License for beer wine and distilled spirits for 7965 Tara Boulevard.

Under Work Session - Add Item No#11 Solid Waste Disposal Agreement.

## V. EXECUTIVE SESSION

1. Executive Session for the purpose of discussing pending or potential litigation at 6:02 PM.

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

2. Motion to ajourn Executive Session and resume Work Session at 6:27 PM.

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

## VI. WORK SESSION

1. Discussion regarding supporting Clayton County's effort is submitting for TIP funding for a Tara Boulevard Safety Project to improve sidewalks and lighting.

<b>RESULT:</b>	<b>OLD BUSINESS</b>	<b>Next: 12/13/2021 6:00 PM</b>
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At this time, Keith Rohling, from Clayton County Department of Transportation was present to highlight the planning stages of the project.

- 17 Crashes involving pedestrians since January 2021 of this year. 12 injuries and 5 fatalities.
- Provide 11 miles of pedestrian sidewalks accommodations along both sides of Tara Boulevard from the Henry County line to Upper Riverdale Road.
- Install ADA ramps and replace street lighting as needed.
- City of Jonesboro will gain \$3.4 million in work.
- Asking GDOT to cover 80% of the total cost and the County will match 20% of the total engineering estimate, asking the cities to do the same. (Jonesboro \$57,276 and Lovejoy \$52,903.
- Proposed engineering start time in July of 2023. Must go to construction by December 2025.

### Questions and Concerns:

**Mr. Clark** inquired, that in light of the project not starting for several years how do you anticipate the infrastructure bill and the funding coming from that to assist in moving the project more aggressively?

**Mr. Rohling** advised that GDOT has committed to looking at putting in lighting with Georgia power on their existing poles for street lighting.

**Mr. Clark** inquired, who is responsible for lowering the speed limit on the boulevard and will that

help?

**Mr. Rohling** advised that changes are requested from time to time, speed studies are conducted and stated that education is key as there has been no indication in the studies that pedestrians were wearing light colored clothing at night.

**Councilmember Messick** inquired whether the amount the County is asking the City of Jonesboro to contribute is a locked in amount or an estimate? What happens if the cost goes up or down? Will we have an opportunity to view the final amount? What is the amount for the first phase?

**Mr. Rohling** advised that the amount is an estimate equivalent to 10% of the total construction cost. Once final plans are complete and studies begin, the amount may fluctuate before the project starts and an Intergovernmental Agreement will be in place once approved. Relative to the phases, the County will not ask for any additional money, engineering is the first step.

**Councilmember Messick** asked Mr. Clark if the Federal Infrastructure Bill has any openings specifically for Cites to apply for funding?

**Mr. Clark** advised that there may be an allotment but he's still waiting to receive final confirmation of the program and how it will be handled, additionally stating that if funding is available for cities, our target area would be the Boulevard, with a strategic partnership with the County of course.

**Councilmember Wise** inquired if the County has researched Grant Funding for pedestrian bridges?

**Mr. Rohling** stated that research has not been conducted. The difficulty is getting pedestrian to the bridge, as eighteen feet of clearance is needed to provide a pedestrian bridge, equivalent to two flights of stairs.

**Councilmember Wise** stated that he thinks it would be worth looking into considering the number of deaths we've had.

**Mr. Clark** inquired how many of the deaths occurred in the City limits of Jonesboro.

**Mr. Rohling** advised that half the deaths occurred in the City limits of Jonesboro.

2. Discussion regarding an Ordinance to amend Chapter 34, Environment, Article III- Nuisances, in the City of Jonesboro.

<b>RESULT:</b>	<b>CONSENT AGENDA ITEM</b>	<b>Next: 12/13/2021 6:00 PM</b>
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The amendment is necessary to ensure the city is in compliance with State Law.

3. Discussing regarding Major Medical plan coverage for FY'22.

<b>RESULT:</b>	<b>CONSENT AGENDA ITEM</b>	<b>Next: 12/13/2021 6:00 PM</b>
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This year we are seeking to move major medical insurance, including dental and vision to Cigna, Option 2. which is 10% below the current rate with a cost savings of \$55,000.00. This change will allow us to offer a decrease in employee contributions and maintain benefits to employees.

- Option 2 decreases the employees payroll contribution for Family Coverage.
  - Minor increase in Dental coverage, and a minor decrease in Vision coverage.
  - The Stipend offered to employees with alternate coverage will remain.
4. Discussion regarding Variance Applications, 21-VAR-004, for fuel center design standards - Sec. 86-109 – minimum building height, Sec. 86-456 – Landscape strip along perimeter of building below 6 feet wide, Sec. 86-410 – less than the required number of parking spaces, Sec. 86-489 – maximum number of electronic signs, Sec. 86-489 – maximum number of ground signs per parcel, and Sec. 86-489 – placement of electronic message signs, by The Kroger Co., for property located at 795 North Avenue (Parcel No. 13210D A002), Jonesboro, Georgia 30236.

**RESULT:**

**PUBLIC HEARING REQUIRED**

**Next: 12/13/2021 6:00 PM**

**Relative to the structure, the applicant is requesting a variance for the following:**

- The allowance for a kiosk building not to exceed 18 feet in height.
- Reduction in the perimeter landscaping strip around the kiosk building.
- Reduction in the amount of parking spaces from 16 to 5.

**Relative to signage, the applicant is requesting a variance for the following:**

- The allowance of LED fuel pricing on multiple ground signs within the shopping center.
- The allowance of an additional ground sign within the shopping center.
- The allowance of Led fuel pricing on the rear fuel canopy facing the Kroger Store.
- The allowance to modify the pylon sign along North Avenue to exceed 150 square feet per side.

**Questions and Concerns**

**Councilmember Sebo-Hand** inquired if surrounding businesses will be impacted by the parking.

**Mr. Allen** advised that the surrounding businesses will not be impacted as the fuel center requested a reduction in parking spaces. Most of the parking will occur at the fuel pumps themselves, long enough for customers to pump and pay for fuel. Additionally stating that there will be curbing and a separation from the existing shopping center parking lot.

Should the Mayor and Council approve these variances, staff recommends the following approval condition.

1. The Community Development Director shall review and approve the landscape plan for the fuel center prior to construction.

At this time Ali Daughtry, Project Manager and Joe Boyd, Kroger representative were present to provide the following updates:

**Ms. Daughtry** advised that they have made contact with the new property owners and they are in full support of the fuel center project.

**Councilmember Sebo-Hand** asked what is the timeline for the project?

**Mr. Boyd** advised that construction will start early March with a twelve to sixteen weeks estimated time of completion.

**Councilmember Messick** asked if electronic charging stations will be on site?

**Ms Daughtry** advised that electronic charging stations will not be on site. The fuel center will be equipped with seven dispensers with two pumps on each side for a total of fourteen fueling stations.

5. Discussion regarding a map amendment, 21-MA-006, Ord. 2021-019, to the Official Zoning Map for rezoning of 1.41 acres of property at 795 North Avenue, Parcel No. 13210D A002, from Clayton County's GB (General Business) to Jonesboro's C-2 (Highway Commercial) and to annex 1.41 acres of property in the corporate city limits of Jonesboro.

<b>RESULT:</b>	<b>PUBLIC HEARING REQUIRED</b>
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- Annexing the property from Clayton County's GB (General Business) to Jonesboro's C-2 (Highway Commercial).
  - A notice was submitted to Clayton County via certified mail on October 19, 2021, return receipt requested, within five (5) days of acceptance by the City of Jonesboro. To date, there has been no formal response from Clayton County.
6. Discussion regarding a Variance Application, 21-VAR-003, for a stream buffer variance per Sec. 34-337 and 34-338 for adjacent properties fronting North Avenue (Parcel Nos. 13240D D015 and 13240D D016), and portions of the rear of adjacent properties fronting North Main Street (Parcel Nos. 13240D D012, 13240D D011, 13240D D010, 13240D D009, and 13240D D008), Jonesboro, Georgia 30236.

<b>RESULT:</b>	<b>PUBLIC HEARING REQUIRED</b>
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<b>Next: 12/13/2021 6:00 PM</b>
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Applicant is requesting to have the storm pipe as close to the creek as possible to avoid washing out the banks. To accomplish this, an approval of a variance to cut across two buffers is required.

7. Discussion regarding the FY' 22 City of Jonesboro Budget.

<b>RESULT:</b>	<b>PUBLIC HEARING REQUIRED</b>
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Presenting a balanced \$6,104,280 General Fund budget.

- Increase of 1.0 millage rate approved by Mayor and Council.
- No employee cuts.
- 2% across the board increase for employees.
- Minimum wage increases from \$12.06 to \$15.00 per hour.
- Position of Information Technology manager for City Hall prior to moving into the new building.
- Additional funding for the City Center building

- No cuts in travel and training.
  - Funding for Tuition Reimbursement in the amount of ten thousand dollars.
  - City participation in the National League for Cities Program.
  - Four new F-150 trucks to the Police Corporals.
  - Replacing two vehicles for Public Works departments, the funds will come from SPLOST.
  - Debt Services for ongoing Capital improvement projects.
  - Installation of 65 new LED light fixtures on Main Street to replace broken lighting.
8. Discussion regarding the FY' 2022 Employee Holiday Calendar.

<b>RESULT:</b>	<b>CONSENT AGENDA ITEM</b>	<b>Next: 12/13/2021 6:00 PM</b>
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One additional holiday added to the calendar for 2022 - Juneteenth, Monday June 20, 2022.

9. Discussion regarding the purchase of two engine assemblies for SCAG mowers in the amount of \$4204.64.

<b>RESULT:</b>	<b>CONSENT AGENDA ITEM</b>	<b>Next: 12/13/2021 6:00 PM</b>
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At this time, Interim Public Works Director, Brandon Hermsmeier advised that two mowers are out of service due to engine failure. Adding that it is more cost effective to repair the engines instead of replacing the mowers.

10. Discussion regarding an Alcohol Beverage Pouring license, 21-ALC-005, to dispense beer, wine & distilled spirits at 7965 Tara Boulevard, Unit 40, Jonesboro, Georgia 30236. The legal business name is The Social House. Royce Turner has requested to be the License Representative.

<b>RESULT:</b>	<b>CONSENT AGENDA ITEM</b>	<b>Next: 12/13/2021 6:00 PM</b>
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The applicant has submitted all required documents relative to the request for an Alcohol Beverage Pouring license.

## VII. ADJOURNMENT

1. Motion to adjourn at 7:46 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, Messick, Powell, Sartor, Wise

JOY B. DAY – MAYOR

RICKY L. CLARK, JR. – CITY MANAGER