

**CITY OF JONESBORO  
WORK SESSION  
1859 CITY CENTER WAY  
August 5, 2024 – 6:00 PM**

**MINUTES**

The City of Jonesboro Mayor & Council held their Work Session on Monday, August 5, 2024. The meeting was held at 6:00 PM at the Jonesboro Police Station, 1859 City Center Way, Jonesboro, Georgia.

**I. CALL TO ORDER - MAYOR DONYA L. SARTOR**

**II. ROLL CALL - MELISSA BROOKS, CITY CLERK**

Attendee Name	Title	Status	Arrived
Tracey Messick	Mayor Pro Tem	Present	
Alfred A. Dixon	Councilmember	Present	
Don D. Dixon	Councilmember	Present	
Bobby Lester	Councilmember	Present	
Asjah Miller	Councilmember	Absent	
Billy Powell	Councilmember	Present	
Donya Sartor	Mayor	Present	
Melissa Brooks	City Clerk	Present	
David Allen	Community Development Director	Present	
Todd Coyt	Police Chief	Present	
Pat Daniel	Assistant City Clerk	Present	
Shelby Bentley	Executive Assistant	Present	
David Dreyer	Interim City Attorney	Present	

**III. MAYOR'S PRESENTATION - DEI&B COMMUNITY LEARNING PROJECT**

Mayor Sartor stated that the goal of the Community Learning Project is:  
Is to increase awareness and to foster a deep understanding of diversity, equity and inclusion for all residents, visitors, employees, businesses and elected officials.

COUNCILMAN LESTER ENTERED THE MEETING AT 6:09 P.M.

**IV. INVOCATION**

A moment of silence.

**V. ADOPTION OF AGENDA**

1. Motion to adopt the August 5, 2024, Work Session agenda with revisions.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Tracey Messick, Mayor Pro Tem
<b>SECONDER:</b>	Don D. Dixon, Councilmember
<b>AYES:</b>	Messick, A. Dixon, D. Dixon, Lester, Powell
<b>ABSENT:</b>	Miller

Mayor Sartor requested to remove item #6 - Discussion regarding Alcohol Beverage Pouring License, 24-ALC-003, to dispense beer, wine and distilled spirits at 7955 Tara Blvd.

Mayor Sartor requested to add to the agenda - Discussion regarding fee waiver for Chairman Turner's 5K road race.

Councilman A. Dixon requested to remove item #10 from the agenda.

## VI. PUBLIC COMMENT

Robert Lee representing Clayton House came forward and stated that the Clayton House is celebrating its 40th year anniversary in the City of Jonesboro. They're having a re-branding session with a 1970's building. The goal is to transition the building from 1970's to 2024. Mr. Lee invited the Mayor and City Council to visit the building for a before and after.

## VII. WORK SESSION

1. Council to consider Fee Schedule changes, relative to new State requirements regarding building permit fees.

<b>RESULT:</b>	<b>OLD BUSINESS</b>	<b>Next: 8/12/2024 6:00 PM</b>
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Mayor Pro Tem Messick requested to add a legend to the fee schedule for clarity.

2. Council to consider Conditional Use Permit Application, 24-CU-012, for an adult day care by John H. Jones / JHJ Old Morrow LLC, property owner, and Rufina Noragbon, applicant, for property at 7851 Old Morrow Road (Parcel No. 12048B B002), Jonesboro, Georgia 30236.

<b>RESULT:</b>	<b>PUBLIC HEARING REQUIRED</b>	<b>Next: 8/12/2024 6:00 PM</b>
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3. Council to consider Conditional Use Permit Application, 24-CU-013, for a smoke shop by CRS Center LLC, property owner, and Dawood Ghaleb, applicant, for property at 8025 Tara Boulevard (Parcel No. 13210D A005), Jonesboro, Georgia 30236.

<b>RESULT:</b>	<b>PUBLIC HEARING REQUIRED</b>	<b>Next: 8/12/2024 6:00 PM</b>
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4. Council to consider Variance Application, 24-VAR-003, for development standards for an accessory building by David and Stephanie Garrison, property owners and applicants, for property at 125 North Lake Drive (Parcel No. 12048C B031), Jonesboro, Georgia 30236.

<b>RESULT:</b>	<b>PUBLIC HEARING REQUIRED</b>	<b>Next: 8/12/2024 6:00 PM</b>
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5. Council to consider Variance Application, 24-VAR-004, for development standards for an accessory building by JA Siding SVC LLC / Jose A. Osorio, property owner, and Donna Edwards / Jose Osorio, applicants, for property at 0 Rogers Avenue / Lot 13 (Parcel No. 13209C B002), Jonesboro, Georgia 30236.

<b>RESULT:</b>	<b>PUBLIC HEARING REQUIRED</b>	<b>Next: 8/12/2024 6:00 PM</b>
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6. Council to consider approval of Alcohol Beverage Pouring license, 24-ALC-003, to dispense beer, wine & distilled spirits at 7955 Tara Boulevard, Jonesboro, Georgia 30236. The legal business name is Lav's Lavish Lounge (formerly Sugar Bush Sports Bar). Valencia Lavender has requested to be the License Representative.

<b>RESULT:</b>	<b>WITHDRAWN</b>
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7. Council to consider contracting with Clayton County Board of Elections to conduct the November 2025, Municipal Election.

<b>RESULT:</b>	<b>OLD BUSINESS</b>
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**Next: 8/12/2024 6:00 PM**

City Clerk Brooks came forward and gave an overview of options available for the November 2025 election process. She stated for budgeting purposes the council has a few choices for 2025 election.

If the City conducts the election - 2023 cost was \$27,000

If the County conducts the election with a precinct here at JCC - approximate cost is \$14,000

If the County conducts the election with NO precinct here at JCC - approximate cost is \$1400

8. Council to consider proposed amendments to the Ethics Committee, Article VI, Code of Ethics.

<b>RESULT:</b>	<b>OLD BUSINESS</b>
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**Next: 8/12/2024 6:00 PM**

Councilman D. Dixon stated that the request to change the language of the Jonesboro Ethics Committee, Section 2-224 has been discussed with the Interim City Attorney. He stated that he does not have any problems with what Attorney Dryer has drafted. We need to determine who gets one year, two years, or three years on the Ethics Board.

A discussion took place regarding adding election year protection - nothing can be filed 90 days from the election date or after the certification of the election.

A discussion took place regarding the terms and staggering the terms to avoid having all new members.

Interim Attorney Dreyer stated that there's several options provided by GMA -

A member can be appointed by the mayor, a member appointed by the council and a member appointed by another body.

A member can be appointed by the mayor, a member appointed by the council and the two appointed members appoint a member to be approved by the council.

A qualified citizen pool to select the third individual.

Mayor Sartor explained the role of function of an Ethics Board Member. She stated that it's quite serious and cannot be compared to a Beautification member.

Mayor Pro Tem Messick stated that the Ethics Board would hear complaints from others, such as city manager, department heads, attorney, and judge (not employees)- not just Mayor and City Council.

9. Council to consider proposed amendments to the Rules of Procedure for Elected Officials.

**RESULT:**

**OLD BUSINESS**

**Next: 8/12/2024 6:00 PM**

Interim City Attorney Dreyer suggested that if other members of council would like to have input regarding the Rules and Procedures for Elected Officials - please weigh in while he is in the process of drafting the procedures.

Interim City Attorney Dreyer stated that after reviewing the Rules and Procedures for Elected Officials, the biggest thing that concerned him the most was the "absence from the city by the mayor" for a period to exceed more than 24 hours. We have not found any other municipalities that has that type of rule - this rubs against removal powers. The Georgia Constitution does not address it.

Mayor Pro Tem Messick requested Interim Attorney Dreyer to email the verbiage to the council once completed.

Councilman D. Dixon reiterated that if the mayor leaves on Friday and returns on Monday, he suggests that she notifies the Mayor Pro Tem of her absence. The council do not care where you go and what you're doing. We need to know whether we can get in touch with you if you're gone for 24 hours.

Mayor Sartor stated that she is concerned about her safety if she must notify the council that she will be out of town for 24 hours.

Mayor Pro Tem Messick asked the Attorney for a way to make the communication regarding the mayor being out of town private.

Councilman Powell stated that the mayor does not have to disclose where she's going or where she's been. I don't think anyone cares. Councilman Powell stated that "You haven't been at home in a long time". Mayor responded, "How do you know that I haven't been at home" Because your car hasn't been home.

Mayor Sartor stated for the record, this is why I do not want anyone to know when I am leaving the city limits for more than 24 hours because my neighbor monitors my house closely.

Councilman Powell stated that "I stalk you and when I leave town, I hire someone. Mayor Sartor stated that this is not funny.

Mayor stated that the clause that prohibits me from disciplinary actions or suspending staff - directly affects my power. This cannot be done without going through the Clayton County delegation.

10. Council to consider proposed Economic Development Policy.

**RESULT:**

**WITHDRAWN**



This item was withdrawn from the agenda.

11. Council to consider proposed Complete Streets Policy.

<b>RESULT:</b>	<b>OLD BUSINESS</b>	<b>Next: 8/12/2024 6:00 PM</b>
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Councilman A. Dixon stated that the purpose of this item is to ensure that the purpose of the Complete Streets policy is to ensure that all roadways in Jonesboro are safe, accessible, and convenient for all users, regardless of their mode of transportation. This includes pedestrians, bicyclist, transit riders, and motorists. By integrating these elements into new and reconstructed roadways, we aim to promote a healthier, more sustainable, and more connected community.

Mayor Pro Tem Messick stated that this project would be financially intensive. This would cost millions of dollars.

12. Council to consider the proposed Guaranteed Ride Home Program.

<b>RESULT:</b>	<b>OLD BUSINESS</b>	<b>Next: 8/12/2024 6:00 PM</b>
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Implementing the Jonesboro Guaranteed Ride Home Program is essential due to the increasing number of events and social gatherings within the city. As local establishments like Sports Cafe, Sugar Bush, The Cigar Parlour, and B Mari attract more patrons, the potential for alcohol consumption and impaired driving rises.

Mayor Pro Tem Messick stated that there's currently programs in place to ensure that patrons get home safe, such a UberSafe.

13. Discussion regarding fee waiver for Chairman Turner's 5K race on August 24, 2024.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
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<b>AYES:</b>	Messick, A. Dixon, D. Dixon, Lester, Powell
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<b>ABSENT:</b>	Miller
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Mayor stated that this is Chairman Turner's 5th year hosting the 5K.

Councilman Powell expressed concerns regarding allowing residents the ability to get in and out of their driveways.

## VIII.

### OTHER BUSINESS

A. Executive Session for the purpose of discussing potential litigation, real estate, or personnel matters

1. Motion to enter Executive Session at 7:20 PM

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Billy Powell, Councilmember
<b>SECONDER:</b>	Alfred A. Dixon, Councilmember
<b>AYES:</b>	Messick, A. Dixon, D. Dixon, Lester, Powell
<b>ABSENT:</b>	Miller

B. Consider any action(s) if necessary based on decision(s) made in the Executive Session.

1. reconvene Work Session at 7:52 PM.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Tracey Messick, Mayor Pro Tem
<b>SECONDER:</b>	Alfred A. Dixon, Councilmember
<b>AYES:</b>	Messick, A. Dixon, D. Dixon, Lester, Powell
<b>ABSENT:</b>	Miller

## IX. ADJOURNMENT

1. Motion to Adjourn at 7:53 PM.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Billy Powell, Councilmember
<b>SECONDER:</b>	Don D. Dixon, Councilmember
<b>AYES:</b>	Messick, A. Dixon, D. Dixon, Lester, Powell
<b>ABSENT:</b>	Miller

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DR. DONYA L. SARTOR – MAYOR

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MELISSA BROOKS – CITY CLERK