

CITY OF JONESBORO
REGULAR COUNCIL MEETING – AMENDMENT 1

MONDAY, SEPTEMBER 16, 2024 - 6:00 P.M.
COUNCIL CHAMBERS
1859 CITY CENTER WAY, JONESBORO, GA 30236

MINUTES

I. CALLED TO ORDER:

Mayor Sartor called the meeting to order at 6:04 p.m.

II. ROLL CALL:

City Clerk Brooks called the Roll.

Attendee Name	Title	Status	Arrived
Donya L. Sartor	Mayor	Present	5:55 p.m.
Tracey Messick	Mayor Pro-Tem	Present	5:55 p.m.
Alfred A. Dixon	Councilmember	Present	5:55 p.m.
Don D. Dixon	Councilmember	Present	5:55 p.m.
Bobby Lester	Councilmember	Virtual Present	5:55 p.m.
Asjah Miller	Councilmember	Virtual Present	5:55 p.m.
Billy Powell	Councilmember	Present	5:55 p.m.
ChaQuias Miller-Thornton	City Manager	Present	5:55 p.m.
David Dreyer	City Attorney	Present	5:55 p.m.
Todd Coyt	Police Chief	Present	5:55 p.m.
Melissa Brooks	City Clerk	Present	5:55 p.m.
Pat Daniel	Assistant City Clerk	Absent	
Shelby Bently	Executive Assistant	Present	5:55 p.m.

III. INVOCATION:

Invocation by Pastor Amy Rhodes of First Baptist Jonesboro

IV. PLEDGE OF ALLEGIANCE:

V. ADOPTION OF AGENDA:

1. Council to consider the adoption of the Agenda.

Revisions were made to the following agenda items:

▪ **VII. OTHER PRESENTATION:**

Item No. 1 – Removed language “National Senior Citizen Day” and replaced with “Georgia Reads Day”.

Added Item No. 2 - PDC Land Acquisition, LLC proposed development presentation for 294 South Main Street.

▪ **XIV. OLD BUSINESS:**

Item No. 2 - Removed Council to consider proposed amendments to the Rules of Procedure for Elected Officials.

▪ **XVIII. OTHER BUSINESS:**

Executive Session Item No. 1 - Removed language “potential litigation, real estate”.

▪ **XV. NEW BUSINESS:**

Added Item No. 9 - Discussion regarding funds that were received for the movie shot at Lee Street Park.

Added Item No. 10 - Discussion regarding a budget amendment.

Added Item No. 11 - Discussion regarding presentation of items to the Clayton County Delegation.

RESULTS: **Approved**

MOVER: **Councilmember A. Dixon**

SECONDER: **Councilmember D. Dixon**

AYES: **Vote was unanimous**

NAYS: **None**

VI. MAYOR'S PRESENTATION - DEI&B COMMUNITY LEARNING PROJECT:

1. Mayor's Presentation on DEI&B Community Learning Project.

Mayor Sartor spoke regarding Diversity, Equity, Inclusion, and Belonging. A presentation was provided regarding “Finding Commonality”.

VII. OTHER PRESENTATIONS:

1. Council to approve Proclamation Acknowledging “Georgia Reads Day” in the City of Jonesboro.

Governor Kemp declared September 30th as Georgia Reads Day. The proclamation was presented to Steve Parker (Community Development Officer & Vice President of The First Bank) on behalf of the Family Nurses of Georgia. They provide reading materials to students.

2. PDC Land Acquisition, LLC proposed development presentation for 294 South Main Street.

Casey Craven, Assistant Vice President of Prestwick Development Company provided the following information to Mayor and the Council regarding site plans, the specifics of the development, and a targeted resolution of fulfillment.

VIII. PUBLIC HEARINGS:

City Manager Miller-Thornton made a correction regarding the below items. She stated that “Mayor Sartor was listed as the sponsor of the below items. However, this was changed to reflect the City

Manager as being the sponsor.

1. Public Hearing regarding an Alcohol Beverage Package Dealer application, 24-ALC-09C to sell beer and wine at 8545 Tara Boulevard, Jonesboro, Georgia 30236. The legal business name is 8545 Chevron, LLC. Kristy Nicole Thompson has requested to be the license representative.

Public Hearing Opened
No one came forth to speak
Public Hearing Closed

2. Public Hearing regarding an Alcohol Beverage Package dealer application, 24-ALC-09B to sell beer and wine at 8113 Tara Boulevard, Jonesboro, Georgia 30236. The legal business name is Nirvaan Enterprise, LLC (Buddy's Mart). Dharmender Singh has requested to be the license representative.

Public Hearing Opened
No one came forth to speak
Public Hearing Closed

3. Public Hearing regarding Alcohol Beverage pouring license, 24-ALC-09A to dispense beer, wine & distilled spirits at 192 Jonesboro Road, Jonesboro, Georgia 30236. The legal business name is Morelos Mexican Restaurant, Inc. Ericka Colin Pineda has requested to be the license representative.

Public Hearing Opened
No one came forth to speak
Public Hearing Closed

4. Public Hearing regarding preliminary plat application 24-SUB for Cheyenne Townhomes – approximately 70 townhomes to be located at 0 North Main Street and 0 Tara Boulevard. Property owner Gingercake Road, LLC, applicant is Templar Development. Parcel Nos. 13209C E003, 13210D B002, and 13210D B007 Jonesboro, Georgia 30236.

Public Hearing Opened

The owner of Templar Development spoke in favor of the item.

Drew Andrews (a neighbor from unincorporated Jonesboro) asked Mayor and the Council if a Traffic Study was conducted by GDOT regarding the townhomes.

The owner of Templar Development stated, "it was not required for the 70 units."

Mayor Sartor requested the landscaping be done similar to Templar's property in Stockbridge.

Public Hearing Closed

5. Public Hearing regarding Conditional Use Permit application, 24-CU-09C, for consideration of a specialty contractor construction office at 216 North McDonough Street by Cindy Adeniyi/ Out of the Woods LLC, property owner, and Lewis Polanco, applicant (Parcel No. 13240D A021), Jonesboro, Georgia 30236.

Public Hearing Opened
No one came forth to speak
Public Hearing Closed

6. Public Hearing regarding Conditional Use Permit application, 24-CU-09B, for the construction of a multifamily housing development consisting of approximately 200 apartment units by Casey VI Real Estate Holdings, LLC, property owner, and PDC Land Acquisition, LLC, applicant,

for property along South Main Street (Parcel Nos. 06032A B002 and 06032A B002Z) Jonesboro, Georgia 30236.

Public Hearing Opened

No one came forth to speak

Public Hearing Closed

7. Public Hearing regarding a Conditional Use Permit application, 24-CU-09A, for a retail space and warehouse to store tradeshow equipment. Phong Huynh is the property owner and the applicant for property at 8557 Tara Boulevard (Parcel Nos. 13242D A002, 13242D A016, and 1342D A016A, and 13242D A018), Jonesboro, Georgia 30236.

Public Hearing Opened

Applicant/Owner, Phong Huynh shared new information with Mayor and the Council regarding the request.

Phong Huynh (owner) and Skip Pitner (Real Estate Agent) spoke in favor of the request.

Drew Andrews, Derrick Bush, Dorian Hail, and Arlene Charles spoke against the request.

Public Hearing Closed

IX. PUBLIC COMMENT (PLEASE LIMIT COMMENTS TO THREE (3) MINUTES):

1. Isaac Hathaway – Spoke regarding Jonesboro Youth City Government initiatives.
2. Drew Andrews – Spoke regarding potential use for the building located at 8557 Tara Boulevard and investing in youth.
3. Janet Winkley – Requested the building located at 167 S. McDonough Street to be boarded up to avoid further vandalism.
4. Joselyn Taylor – Spoke in favor of the partnership between Prestwick Development Company and the City. Also, spoke regarding better housing and requested the water be tested for lead at 313 Wilburn Street.
5. Amy Jacobs – Spoke regarding various animals located at 167 Hightower Street.
6. Ms. Elizabeth Smith – Spoke regarding children playing near the corner of Key Street and South McDonough Street.
7. Skip Pitner – Spoke about finding people to fund all of the ideas the residents requested regarding the building located at 8557 Tara Boulevard.
8. Sedrick Gisler – Spoke regarding a large dumpster being placed at 118 S. Main Street to prevent owners from walking 1000 feet down the road to empty the trash from their restaurant.
9. Dorian Hail – Spoke regarding the youth having a place to go within the community.

IX. APPROVAL OF MINUTES:

1. Consideration of the Minutes of the August 12, 2024 Regular Meeting.

RESULTS: **Approved**

MOVER: **Councilmember Powell**

SECONDER: **Mayor Pro-Tem Messick**

AYES: **Vote was unanimous**

NAYS: **None**

2. Consideration of the Minutes of the August 27, 2024 Special Called Meeting.

RESULTS: **Approved**
MOVER: **Mayor Pro-Tem Messick**
SECONDER: **Councilmember D. Dixon**
AYES: **Vote was unanimous**
NAYS: **None**

XI. ECONOMIC DEVELOPMENT REPORT:

1. Economic Development Report by Economic Development Director, Andrew Simpson

Mr. Simpson provided a brief report regarding the following:

Design:

- Banner designs for the downtown area

Organization:

- Applications regarding Board Memberships

Promotions:

- 08/15/24 - D.A.T.E. night
- 09/25/24 - Financing Economic Develop and Deal Structuring Workshop
- Electronic sign at Lee Street Park
- Monthly E-newsletter
- Social Media – Facebook; Jonesboro One app and website are updated

Economic Vitality:

- Business license issued
- Grant recipients from Clayton County Economic Development Beautification Grant
- Grant recipients from Comcast Rise Grant
- Rental/Sales Agreements regarding DDA owned properties

XII. FINANCIAL REPORT:

1. Council to consider Financial Report as of August 2024, by Finance Director, Frederick Quinn.

Finance Director Quinn provided a Financial Statement presentation regarding the period ending August 31, 2024 as of September 4, 2024. He stated, “the August 2024 Financial Report presents operating results for revenue and expenditure activity for eight (8) months, ending August 31, 2024. The current General Fund revenue received year to date (as of August 31, 2024) was \$3,295,750.00 or 43% of the 2024 revenue budget of \$7,580,200.00. The 2024 year to date expenditures was \$4,426,244.00 which presents activity for month eight (8) of the 2024 fiscal year representing 58% of the budget. He stated, “these operating results remain in alignment for the 2024 Budget.” The taxes collected year to date were \$1,765,068.00.

No votes were taken

XIII. UPDATE ON MANDATORY & OPTIONAL EMPLOYEE COMPLAINT TRAINING:

The Council previously voted on mandated training for 54 employees (including the Council). The training was to be completed by July 31, 2024.

- Cyber Security Training – 48 people completed
- Disability in the Workplace – 43 people completed
- Best Practice and Sexual Harassment Prevention – 45 people completed

The City provided health challenge courses that were optional. The courses included: Managing Stress, Managing Emotions, and Work Life Balance. There were 36 employees that completed the optional health challenge courses. Mayor Sartor thanked Maria Wetherington, in the Operations & Human Resources Department for facilitating the trainings. The executive staff were assigned to do additional courses (project module) to be completed by the end of September 2024.

XIV. OLD BUSINESS:

1. Council to consider appointments to the Jonesboro Ethics Committee.

City Manager Miller-Thornton advised Mayor and the Council that the City received five (5) applications regarding the appointments to the Jonesboro Board of Ethics Committee. She recommended the committee members and City Attorney come up with a set of bylaws on how they would receive applications and how the appointments would be made.

The Mayor and Council agreed to review the applications and make the appointments at a later meeting. They also agreed that committee members and directors would be required to attend the Georgia Municipal Association's Ethics Training.

RESULTS: Approved (Ethics Committee Members to attend GMA Ethics Training)
MOVER: Mayor Pro-Tem Messick
SECONDER: Councilmember A. Dixon
AYES: Vote was unanimous
NAYS: None

2. Council to consider proposed amendments to the Rules of Procedures for Elected Officials.

The above item was stricken from the agenda.

XV. NEW BUSINESS:

City Manager Miller-Thornton noted that Mayor Sartor was listed as the sponsor on the below items. She advised Mayor and Council the below items should be corrected to reflect the City Manager as the sponsor of the items. The Mayor and Council agreed.

1. Discussion regarding residency requirements for Elected Officials.

City Attorney Dreyer led the discussion. He spoke regarding the following:

City Council Terms and Qualifications for Office per City Charter, Article II, Section 2.11.

- (a) The mayor and councilmembers shall serve for terms of four years or until their respective successors are elected and qualified.
- (b) No person shall be eligible for the office of mayor or councilmember unless he/she, at the time that he/she has qualified to run for office:
 - (1) Has been a resident of the city for a period of one year;
 - (2) Has reached the age of 21;
 - (3) Is a qualified voter; and
 - (4) Has not been convicted of any crime involving moral turpitude.
- (c) No person's name shall be placed on the ballot as a candidate for mayor or councilmember unless such person shall have filed a notice of candidacy and shall have paid the qualifying fee to the city clerk of said city.

He also spoke regarding the maintenance of the qualifications to hold office. Article 5, Section 5.16. Removal of Officers.

At this time Mayor Sartor said, “we are all clear and been made aware for the record, the requirements for residency.”

Councilmember A. Dixon asked Mayor Sartor if he could make a statement. Mayor Sartor replied yes. Councilmember A. Dixon stated, “I just want to thank everyone for being here today. There has been a lot on my mind in regard to this residency issue. I would like to say the problems that me and my brother experienced last year are no different from many of the residents that are here in the City of Jonesboro. We still have residents that are facing evictions, scared to send their children to school, and are not receiving their mail right now because the apartment complex hasn’t been budgeted \$50,000.00. I say all of that to say, we have real issues in the community that we really need to focus on, and I would ask for the Council to stop the pettiness and just get to work for the people.’ ”

Mayor Sartor stated, “for the record, we are all now aware of the provisions for Residency Requirements to remain elected officials on this Council, regardless.”

2. Council to consider Alcohol Beverage Package Dealer application, 24-ALC-09C to sell beer and wine at 8545 Tara Boulevard, Jonesboro, Georgia 30236. The legal business name is 8545 Chevron LLC. Kristy Nicole Thompson has requested to be the License Representative.

RESULTS: **Approved**
MOVER: **Councilmember D. Dixon**
SECONDER: **Councilmember Powell**
AYES: **Vote was unanimous**
NAYS: **None**

3. Council to consider Alcohol Beverage Package Dealer application, 24-ALC-09B to sell beer and wine at 8113 Tara Boulevard, Jonesboro, Georgia 30236. The legal business name is Nirvaan Enterprise LLC (Buddy’s Mart). Dharmender Singh has requested to be the License Representative.

RESULTS: **Approved**
MOVER: **Councilmember D. Dixon**
SECONDER: **Councilmember Powell**
AYES: **Vote was unanimous**
NAYS: **None**

4. Council to consider Alcohol Beverage Pouring license, 24-ALC-09A to dispense beer, wine & distilled spirits at 192 Jonesboro Road, Jonesboro, Georgia 30236. The legal business name is Morelos Mexican Restaurant, Inc. Ericka Colin Pineda has requested to be the License Representative.

RESULTS: **Approved**
MOVER: **Councilmember A. Dixon**
SECONDER: **Councilmember D. Dixon**
AYES: **Vote was unanimous**
NAYS: **None**

5. Council to consider preliminary plat application 24-SUB-009 for Cheyenne Townhomes – Property owner is Fayetteville Gingercake Road, LLC, applicant is Templar Development. Property is located at 0 North Main Street and 0 Tara Boulevard (Parcel Nos. 13209C E003, 13210D B002, and 13210D B007 - Jonesboro, Georgia 30236.

RESULTS: **Approved (5 to 1)**
MOVER: **Councilmember A. Dixon**
SECONDER: **Councilmember D. Dixon**
AYES: **A. Dixon, D. Dixon, Lester, Miller, Powell**
NAYS: **Messick**

6. Council to consider Conditional Use Permit application, 24-CU-09C, for consideration of a specialty contractor construction office at 216 North McDonough Street by Cindy Adeniyi/ Out of the Woods LLC, property owner, and Lewis Polanco, applicant (Parcel No. 13240D A021), Jonesboro, Georgia 30236.

RESULTS: **Approved with condition of having no outside storage facilities.**
MOVER: **Councilmember A. Dixon**
SECONDER: **Councilmember D. Dixon**
AYES: **Vote unanimous**
NAYS: **None**

7. Council to consider Conditional Use Permit application, 24-CU-09B, for the construction of a multifamily housing development consisting of approximately 200 apartment units by Casey VI Real Estate Holdings LLC, property owner, and PDC Land Acquisition LLC, applicant, for property along South Main Street (Parcel Nos. 06032A B002 and 06032A B002Z) Jonesboro, Georgia 30236.

RESULTS: **Approved (5 to 1)**
MOVER: **Councilmember A. Dixon**
SECONDER: **Councilmember D. Dixon**
AYES: **A. Dixon, D. Dixon, Miller, Lester, Powell**
NAYS: **Messick**

8. Council to consider Conditional Use Permit application, 24-CU-09A, for a retail space and warehouse to store tradeshow equipment. Phong Huynh is the property owner and the applicant for property at 8557 Tara Blvd. (Parcel Nos. 13242D A002, 13242D A016, and 1342D A016A, and 13242D A018), Jonesboro, Georgia 30236.

Councilmember A. Dixon discussed tabling the item for one (1) month so the City can work with the community and form a committee that can bring suggestions to the Council.

RESULTS: **Motion Failed (2 to 4) to table the item for one (1) month**
MOVER: **Councilmember A. Dixon**
SECONDER: **Councilmember Miller**
AYES: **A. Dixon and Miller**
NAYS: **D. Dixon, Lester, Messick, Powell**

RESULTS: **Approved item with required Conditions**
MOVER: **Councilmember Powell**
SECONDER: **Councilmember D. Dixon**

AYES: **Vote was unanimous**

NAYS: **None**

9. Discussion regarding the funds that were received for the movie shot at Lee Street Park.

Councilmember A. Dixon led the discussion regarding the funds (\$56,000.00) the City received from the movie that was shot at Lee Street Park. He requested the funds be restricted to park improvements. Mayor Sartor said the funds would go into the City's General Revenue Fund for park rental and the Council can entertain a budget amendment to move those funds that provide repairs to the park. She asked if staff would like to wait until the City does its budget meeting (October 2024) so that everyone can see the total costs.

10. Discussion regarding a budget amendment.

Councilmember Powell led the discussion. He requested to move funds from Special Initiative to Travel and Training Account.

City Manager Miller-Thornton spoke regarding the City Charter, Section 6.27 Changes in Appropriations: "The City Council by ordinance may make changes in the appropriations contained in the current operating budget, at any regular meeting, special or emergency meeting called for such purpose," etc. She further stated that any budget adjustments or amendments would need to come before the Council by ordinance. The above request would be included in the budget ordinance presented at the October 7, 2024, Work Session.

RESULTS: **Motion Rescinded**

MOVER: **Councilmember Powell**

SECONDER: **Councilmember D. Dixon**

AYES: **N/A**

NAYS: **N/A**

Councilmember Powell rescinded the motion.

11. Discussion of presentation of items to the Clayton County Delegation.

City Manager Miller-Thornton led the discussion. She stated the time has come for legislative requests to be presented to the Clayton County Delegation. Two Councilmembers did present a specific item they would like to see come forward. The item was placed on the Agenda so there could be discussion regarding a clear path going forward when presenting the item(s). The plan is to collect the requested items and put them in memorandum format from the City of Jonesboro to the Clayton County Delegation.

Councilmember A. Dixon stated, "I want to add the Jonesboro Education Trust Program."

Councilmember D. Dixon stated, "we want to change it to a City Manager – Council."

Mayor Sartor asked City Manager Miller-Thornton if there were any policies or procedures when you want to transfer forms of government. City Manager Miller-Thornton stated, when there is a Charter change, the items can be presented to the Delegation, and they would draft a bill. The above items has not been discussed on a local level as far as gaining consensus of the body to move the items forward. She further stated, "the City Attorney believes that we are able to present the items as separate members of the body to the Delegation for their consideration."

Mayor Sartor asked Council to give their requests to the City Manager and the City Manager would provide the requests to the Delegation by September 20, 2024. The Council agreed. City Manager Miller-Thornton asked that the requests be provided to her by September 17th or 18th.

XVI. REPORT OF CITY COUNCILMEMBERS:

Comments by Councilmember Miller:

- Thanked Councilmember A. Dixon for orchestrating Service Day, for everything he does for the youth, and for the upcoming campaign
- Thanked Andrew and others regarding the market
- Thanked the Chief of Police and Jonesboro Police for quickly securing a safety issue and for allowing peace to our citizens
- Thanked all staff for being consistent while the City is going through changes as it relates to employment
- Thanked City Manager Miller-Thornton for all of the hard work she has been doing

Comments by Councilmember Lester:

- No comments

Comments by Councilmember Powell:

- No comments

Comments by Mayor Pro-Tem:

- Made a public announcement that she is cancer free and encouraged everyone to wear sunscreen
- Thanked everyone for their support
- Thanked all staff for everything they do

Councilmember D. Dixon:

- Thanked everyone for coming to the meeting and encouraged everyone to be safe driving home

Councilmember A. Dixon:

- Thanked everyone for being at the meeting
- Congratulatory remarks extended to the Chief of Police, Assistant Chief of Police, and Major Cato
- Thanked everyone for prioritizing the youth in the community
- Shared a quote from a resident
- 09/21/24 – We Are One Clayton Festival
- 10/18/24 – Field Trip to Sequoyah Middle School
- 10/2024 – Picnic in the Garden

XVII. REPORT OF MAYOR / CITY MANAGER:

Comments by Mayor Sartor:

- Thanked Council for collectively coming together for a successful Council Meeting
- Spoke regarding estimates on clocks and/or the installation of a new clock
- Successful filming of the movie last week
- Spoke regarding the dog park, fencing issues, and dog playground equipment
- Congratulatory remarks regarding the Swearing in Ceremony of Assistant Police Chief Dunlap and Major Cato
- Spoke regarding the Hispanic Festival
- Breast Cancer Awareness – Pink Out

- Halloween on Main Street

Comments by City Manager Miller-Thornton:

- Thanked the Mayor and Council for having her as the City Manager
- On September 9, 2024, the office of Grants Administration for Clayton County Board of Commissioners conducted an audit of the City's Community Development Block Grant and Home Renovations Program. There were no items of non-compliance presented as a result of the audit.
- On September 11, 2024 participated in the newly formed housing task force with the Housing Authority of Clayton County.
- Spoke regarding property located at 167 S. McDonough Street
- Spoke about operating as a government entity

XVIII. OTHER BUSINESS:

1. Executive Session for the purpose of discussing personnel matters.

The Mayor and Council entered into Executive Session for the purpose of discussing personnel item(s).

RESULTS: **Approved**
MOVER: **Mayor Pro-Tem Messick**
SECONDER: **Councilmember A. Dixon**
AYES: **Vote was unanimous**
NAYS: **None**

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

The Mayor and Council reconvened to Regular Council Meeting.

RESULTS: **Approved**
MOVER: **Councilmember Powell**
SECONDER: **Councilmember A. Dixon**
AYES: **Vote was unanimous**
NAYS: **None**

XIX. ADJOURNMENT:

The meeting was adjourned.

Dr. Donya L. Sartor, Mayor

ChaQuias Miller-Thornton, Acting City Clerk