CITY COUNCIL WORK SESSION

OCTOBER 06, 2025 AT 6:00 PM

COUNCIL CHAMBERS - 1859 CITY CENTER WAY, JONESBORO, GA 30236

MINUTES

I. CALLED TO ORDER

The meeting was called to order by Mayor Sartor at 6:02 p.m.

II. ROLL CALL

The roll was called by City Clerk Jewett.

- Mayor Donya L. Sartor
- Mayor Pro-Tem Tracey Messick
- Councilmember Alfred Dixon
- Councilmember Don Dixon
- Councilmember Bobby Lester
- Councilmember Asjah Miller
- Councilmember Billy Powell
- City Attorney, David Dreyer
- City Clerk, Shandrella Jewett
- Community Development Interim Director - Faith Akuta (via Zoom)
- Downtown Development Authority Manager, Andrew Simpson
- Finance Director, Donnette Cannady
- Police Chief, Christopher Cato
- Public Works Director, Marcus Heard

III. ADOPTION OF AGENDA

A. Council to consider approval and adoption of the amended Agenda.

The following changes were made to the Agenda.

Under Presentation:

- Presentation by S.A.F.E. (The Watch Dog Group) was added to the Agenda.
- Video by Mayor Sartor regarding S.A.F.E. (The Watch Dog Group) was added to the Agenda.

Under New Business:

- Letter M. was removed due to the event being canceled. ~~Council to consider approval of a fee waiver request for Lee Street Park Rental on October 11, 2025 regarding Domestic Violence Awareness Event Day. (Stricken from the Agenda).~~
- New letter M. was added - Council to discuss an ordinance regarding a budget transfer of $40,000.00 from Other Professional Services line item to the Software Support line item within the Police Department.

- New Letter N. was added - Council to discuss setting a date for a candidate forum regarding the November 4, 2025 Election.
- New Letter O. was added - Downtown Development Authority Presentation by the DDA Chair, Sanita Fox.

Under Old Business:

- Letter D was removed. ~~Council to consider approval and adoption of a Nuisance and Abatement Ordinance.~~

RESULT: **Approved (Vote was unanimous)**
MOVER: **Mayor Pro-Tem Messick**
SECONDER: **Councilmember D. Dixon**

IV. PRESENTATIONS

- Presentation by Daniel Barnett from The Watch Dog Group (S.A.F.E.)

  Mr. Barrett stated he had done an investigative report. He distributed three (3) binders with the following documents enclosed: *City Charter, Actions by City Council, Budgets, Removal of Officers, and the Powers & Duties of Mayor.* Mr. Barrett was removed from the meeting by two police officer after he had spoken for 1:50 minutes, due to inappropriate comments made towards the Mayor.

MAYOR'S PRESENTATIONS:

- Video Presentation by Mayor Sartor regarding Daniel Barnett (S.A.F.E.)
- Proclamation regarding Breast Cancer Awareness Month (accepted by Dr. Barbara Pulliam)

V. PUBLIC COMMENTS (PLEASE LIMIT COMMENTS TO THREE (3) MINUTES)

None

VI. PUBLIC HEARING(S)

None

VII. NEW BUSINESS

A. Council to discuss Alcohol Beverage Pouring License **#25-ALC-008**, to dispense beer, wine & distilled spirits at 8562 Tara Blvd., Jonesboro, GA. 30236. The legal business name is Southside Sports & Grill. Bobbie Kimble has requested to be the License Representative. (Staff Recommended Approval)

RESULT: PUBLIC HEARING TO BE HELD ON 10/14/25

B. Council to discuss Variance Application **#25-VAR-001** submitted by Max Kovtoun for properties located 262 and 294 South Main Street (Parcels #06032A B002, 06032A B002Z, & 06032A B006), Jonesboro, Georgia 30236 within the MX (Mixed Use) District and the G (Gateway South District). The properties consist of 29.14 +/- acres. The request seeks relief from the Gateway South District's exterior architectural design and material standards specifically related to porches and balconies.

RESULT: PUBLIC HEARING TO BE HELD ON 10/14/25

C. Council to discuss Variance Application **#25-VAR-002** submitted by Max Kovtoun for properties located at 262 and 294 South Main Street (Parcels #06032A B002, 06032A B002Z, & 06032A B006), Jonesboro, Georgia 30236 within the MX (Mixed Use) District and the G (Gateway South District). The properties consist of 29.14 +/- acres. The request seeks relief from the Gateway South District's exterior architectural design and material standards specifically related to primary materials.

RESULT: PUBLIC HEARING TO BE HELD ON 10/14/25

D. Council to discuss Variance Application **#25-VAR-003** submitted by Max Kovtoun for properties located at 262 and 294 South Main Street (Parcels #06032A B002, 06032A B002Z, & 06032A B006), Jonesboro, Georgia 30236 within the MX (Mixed Use) District and the G (Gateway South District). The properties consist of 29.14 +/- acres. The request seeks relief from the Gateway South District's exterior architectural design and material standards specifically related to sidewalks.

RESULT: PUBLIC HEARING TO BE HELD ON 10/14/25

E. Council to discuss Variance Application **#25-VAR-004** submitted by Max Kovtoun for properties located at 262 and 294 South Main Street (Parcels #06032A B002, 06032A B002Z, & 06032A B006), Jonesboro, Georgia 30236 within the MX (Mixed Use) District and the G (Gateway South District). The properties consist of 29.14 +/- acres. The request seeks relief from landscape requirements. (Staff Recommends Approval with Conditions – Public Hearing 10/14/25.)

RESULT: PUBLIC HEARING TO BE HELD ON 10/14/25

F. Council to discuss Variance Application **#25-VAR-005** submitted by Antonio Lamar for property located at 952 Dixie Drive (Parcels #13209A A006 and 13209A A007), Jonesboro, Georgia 30236 within the MX (Mixed Use) District. The properties consist of 0.91 +/- acres. The request seeks relief from minimum lot area. (Staff Recommends Denial – Public Hearing 10/14/25.)

Hilliam Gilliard, Esquire spoke on behalf of the applicant and about what was approved in the past. Mr. Lamar spoke about his conversation with the previous Community Development Director, Mrs. Cameron. Mayor Sartor said the request was originally presented as a bible study, self-help meetings, and workshop then later presented as a church. She asked Mrs. Akuta to work with the applicant and for the applicant to do an updated Zoning Verification Letter. Mayor Sartor said the hearing will be kept on the 10/14/25 Agenda.

RESULT: PUBLIC HEARING TO BE HELD ON 10/14/25

G. Council to discuss Variance Application **#25-VAR-006** submitted by Antonio Lamar for property located at 952 Dixie Drive (Parcels #13209A A006 and 13209A A007), Jonesboro, Georgia 30236 within the MX (Mixed Use) District. The properties consist of 0.91 +/- acres. The request seeks relief from standalone building requirements. (Staff Recommended Denial)

RESULT: PUBLIC HEARING TO BE HELD ON 10/14/25

H. Council to discuss Variance Application **#25-VAR-007** submitted by Antonio Lamar for property located at 952 Dixie Drive (Parcels #13209A A006 and 13209A A007), Jonesboro, Georgia 30236 within the MX (Mixed Use) District. The properties consist of 0.91 +/- acres. The request seeks relief from minimum parking requirement. (Staff Recommended Denial)

RESULT: PUBLIC HEARING TO BE HELD ON 10/14/25

I. Council to discuss Variance Application **#25-VAR-008** submitted by Antonio Lamar for property located at 952 Dixie Drive (Parcels #13209A A006 and 13209A A007), Jonesboro, Georgia 30236 within the MX (Mixed Use) District. The properties consist of 0.91 +/- acres. The request seeks relief from landscaping and buffer requirements. (Staff Recommended Denial)

RESULT: PUBLIC HEARING TO BE HELD ON 10/14/25

J. Council to consider approval of a renewal agreement for the annual IT Services between NetPlanner Systems, Inc. and the City of Jonesboro, Georgia in the amount of $7,039.04.

RESULT: CONSENT **NEXT: 10/14/25 REGULAR COUNCIL MEETING**

K. Council to consider approval of the 2026 renewal agreement between Scopes Landscape and the City of Jonesboro, Georgia for Landscape Maintenance Services at Jonesboro City Center and Lee Street Park, in the amount of $48,000.00.

Public Works Director Heard led the discussion and expressed his satisfaction with service provided by Scope's Landscape. Mayor Pro-Tem Messick suggested a Request for Proposals (RFP) be issued for this type of service. In response, Mayor Sartor asked Director Heard to forward the necessary information to Ms. Bentley noting that the RFP should close by November 15th or during the second week of November 2025.

Mayor Sartor clarified that this item would not be included on the agenda for the following week. She then asked Attorney Dreyer whether a motion was required to initiate the RFP process, to which he responded that it was not necessary.

L. Council to consider approval and adoption of the Model Finding Resolution and the Model Adoption Resolutions regarding Local Amendment to Plumbing Code for Water Efficiency.

Public Works Director Heard led the discussion. The water efficiency code requirements will help save water by ensuring that new homes, apartments, existing homes, and building renovations will install water efficient fixtures and components. Local governments are responsible for adopting and implementing the water resource management plan, including the water efficiency code requirements. Effective January 1, 2024, local officials will maintain the Metro Water District water efficiency code requirements as a local amendment to the Georgia state minimum standard plumbing code. Staff recommended that approval of the Model Finding Resolution, adopt the local amendment to the Plumbing code incorporating the Metro Water District water efficiency code requirements, and authorize staff to submit the amendment to the Georgia Department of Community Affairs for review and record.

RESULT: CONSENT **NEXT: 10/14/25 REGULAR COUNCIL MEETING**

M. Council to discuss an ordinance regarding a budget transfer of $40,000.00 from Other Professional Services line item to the Software Support line item within the Police Department.

Finance Director Cannady led the discussion and explained that the Software line item showed a deficit due to a recent invoice from ProLogic ITS, LLC for a four-month unlimited cloud service plan. This expense resulted in an overage for the current year. She noted that funds would be reallocated within the same department to cover the shortfall. Director Cannady said she would update the budget amendment form to reflect the correct information.

RESULT: OLD BUSINESS **NEXT: 10/14/25 REGULAR COUNCIL MEETING**

N. Council to discuss setting a date for a candidate forum regarding 11/04/25 Election.

Mayor Pro-Tem Messick requested that a candidate forum be held so that residents would have an opportunity to hear from all of the candidates. Mayor Sartor asked Mayor Pro-Tem Messick if she would be opposed to having an independent organization to help facilitate this if the City host it here. Mayor Pro-Tem Messick said as long as it is a non-partisan group. Mayor Sartor said she will see if she can find a group. Councilmember A. Dixon asked if a date should be set. Mayor Sartor said she will have to run it by staff, check the calendar, and would have a date and location by the close of business on Wednesday.

RESULT: OLD BUSINESS **NEXT: 10/14/25 REGULAR COUNCIL MEETING**

O. Downtown Development Authority Presentation by DDA Chair, Santia Fox.

DDA Chair, Santia Fox spoke regarding the following items:

- Recent discrepancies regarding DDA finances
- Conflict of Interest Resolution request (specific remedy, immediate action needed)
- Restructuring of the DDA (document was distributed to Mayor and Council)

- Unauthorized Financial Commitment
- Juneteenth Concert
- Partnership of City Events and DDA Events (Kentucky Derby, St. Patrick Day, etc.)

Mayor Sartor asked if there was a DDA meeting (quorum) for board members to discuss and vote on the resolution. Ms. Fox said, "no, however several board members emailed me and had some concerns." She stated that one of the board members resigned due to being uncomfortable with how everything was unfolding.

Councilmember Miller asked Ms. Fox if all of the board members had seen the resolution and know what was about to happen. Mayor Sartor said, "I have not seen it, and I don't think Helen seen it, and Andrew, the Executive Director has not seen it."

Mayor Sartor said it was not fair that Ms. Fox presented this on behalf of the DDA when some of the DDA members have not seen the document/resolution. Mayor Sartor stated, "the Juneteenth event is receiving huge scrutiny."

Mayor Sartor asked that the DDA have a meeting first and then come back before the Council. She stated that procedural processes should be followed before asking for a remedy. Ms. Fox said she will email the Council regarding the matter.

Councilmember Miller asked City Attorney Dreyer "what are the appropriate recourses for Ms. Fox to do with the DDA if she's having issues with Mayor Sartor and Andrew Simpson as it relates to her coming before Council to discuss." City Attorney Dreyer said the DDA for the City of Jonesboro is advisory only, per the one-page ordinance. However, in regard to any wrongdoing, there is the ethics rules, District Attorney, and the State Attorney General. Mayor Sartor told Council that "everything that Ms. Fox has presented before us, I would not have a problem entertaining it if it was voted on unanimously by the DDA."

Mayor Pro-Tem Messick asked Mayor Sartor and City Attorney Dreyer if Council could receive a copy of the DDA Charter via email this week for review. City Attorney Dreyer said he has an ordinance enabling the DDA. Mayor Sartor stated, "that we look at all political circumstances around this and just be fair to all that are involved."

VIII. OLD BUSINESS

A. Council to discuss an ordinance regarding a budget transfer of $16,000.00 from Street Lights line item to the Furniture & Fixtures line item within the Public Works Department.

Public Works Director Heard led the discussion. Finance Director Canady said she would update the budget amendment form to reflect the correct information.

RESULT: OLD BUSINESS **NEXT: 10/14/25 REGULAR COUNCIL MEETING**

B. Council to consider approval and adoption of an ordinance Amending Chapter 33 - Boards, Commissions, and Authorities, Article II - Jonesboro Youth Council, City of Jonesboro Code of Ordinance; To Ensure Consistency.

RESULT: CONSENT **NEXT: 10/14/25 REGULAR COUNCIL MEETING**

C. Council to consider approval and adoption of a resolution regarding the FY26 Millage Rate of 9 mills that was voted on and approved during August 25, 2025 Public Hearing.

RESULT: CONSENT **NEXT: 10/14/25 REGULAR COUNCIL MEETING**

D. ~~Council to consider approval and adoption of a Nuisance and Abatement Ordinance~~. (Stricken)

Mayor Sartor removed the above-mentioned item from the Agenda.

E. Council to discuss the 2026 Proposed Holiday Schedule and Resolution.

RESULT: CONSENT **NEXT: 10/14/25 REGULAR COUNCIL MEETING**

F. Council to discuss the 2026 City Council Meeting Proposed Schedule.

RESULT: CONSENT **NEXT: 10/14/25 REGULAR COUNCIL MEETING**

IX. OTHER BUSINESS

A. Executive Session for the purpose of discussing litigation and a personnel matter.

At 7:59 p.m., a motion was made to take a five (5) minute recess and then go into Executive Session.

RESULT: **Approved (Vote was unanimous)**
MOVER: **Councilmember D. Dixon**
SECONDER: **Councilmember A. Dixon**

At 8:26 p.m., a motion was made to reconvene the Work Session.

RESULT: **Approved (Vote was unanimous)**
MOVER: **Councilmember D. Dixon**
SECONDER: **Councilmember B. Powell**

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

None

X. ADJOURNMENT

The meeting adjourned at 8:27 p.m.

RESULT: **Approved (Vote was unanimous)**
MOVER: **Councilmember Powell**
SECONDER: **Councilmember D. Dixon**

Dr. Donya L. Sartor, Mayor

Shandrella Jewett, City Clerk