CITY COUNCIL WORK SESSION

MAY 04, 2026 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 6:03 p.m.

At this time, Mayor Sartor stated, "Before conducting the roll call, I would like the record to reflect that Melissa Brooks will be serving and assisting with the minutes in lieu of the City Clerk and Assistant Clerk, who are out today."

II. ROLL CALL

The roll was called by Melissa Brooks.

- Mayor Donya L. Sartor
- Mayor Pro-Tem Asjah Miller (Arrived at 6:05 p.m.)
- Councilmember Chelsey Curney
- Councilmember Alfred Dixon (Arrived at 7:49 p.m.)
- Councilmember Cameron Dixon
- Councilmember Santia Fox
- Councilmember Tracey Messick (Absent)
- City Manager, Blue Cole
- City Attorney, LaTonya Wiley
- City Clerk, Shandrella Jewett (Virtual)
- Assistant City Clerk, Pat Daniel (Absent)
- Melissa Brooks - Filled in for the City Clerk and Assistant City Clerk in their absence
- Community Development Director, Faith Akuta
- Downtown Development Authority Director/Economic Development Manager – N/A
- Finance Director, Karen Slaton-Dixon
- Operation/Human Resource, Maria Wetherington
- Police Chief, Christopher Cato
- Public Works Director, Marcus Heard

III. ADOPTION OF AGENDA

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

Addition: New Business Item J. - Council to consider dates regarding the Forensic Analysis.

RESULT: **Approved (Vote was unanimous)**

MOVER: **Mayor Pro-Tem Miller**
SECONDER: **Councilmember Fox**

IV. MAYOR'S PRESENTATIONS

None

V. PRESENTATIONS

A. Recognition of Eagle Scout, Myrick Kelly, regarding Jonesboro's Community Garden.

Mayor Sartor extended congratulatory remarks to Eagle Scout Myrick Kelly regarding the significant achievement of attaining the rank of Eagle Scout. She presented Myrick with a Mayor's Certificate of Recognition and thanked Councilwoman Fox for bringing it forward. Mayor and Council acknowledged his Eagle Scout project for the City of Jonesboro Community Garden by highlighting his leadership, service, and lasting impact on the community.

Councilwoman Santia Fox shared that she had the pleasure of meeting Mr. Kelly at a Community Garden event and expressed how impressed she was with his contributions and emphasized the importance of recognizing young people who choose to serve their community in positive ways. She invited Mr. Kelly to speak about his project.

Eagle Scout Myrick Kelly addressed the Council and audience, stating that for his Eagle Scout project, he constructed benches to allow visitors to sit and enjoy the garden and appreciate its landscape. He also created a community garden banner to help draw attention to the space and encourage passersby to visit. He noted the ongoing improvements to the garden, including new garden beds, and expressed his hope that more community members would come out to enjoy it. Mr. Kelly concluded by thanking the Mayor and Council for the recognition and award.

B. Acknowledgment of Vickie Collins regarding her 20 years of employment. (Moved to May 11, 2026 Regular Council Meeting.)

C. Proclamation Recognizing 57th Annual Professional Municipal Clerks Week (May 3-9, 2026).

City Clerk Jewett and Assistant City Clerk Daniel will be recognized next week, as both were currently out of the office.

D. Proclamation Recognizing Public Service Week (May 3-9, 2026).

E. Hand, Heart + Soul Project Presentation by Wande Okunoren-Meadows.

Wanda Okornin Meadows, along with LA from the Hand, Heart + Soul Project, presented a proposal for a potential collaboration with the City regarding 124 North Avenue. Their nonprofit focuses on providing families access to nutritious foods, developing health and wellness programs, and advocating for historically underrepresented communities.

They highlighted ongoing challenges in Clayton County, including limited food access and childhood obesity, and emphasized the need for community-driven solutions through partnerships with the City.

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

Mr. Van Dyke – (Jonesboro Business Owner) - Stated that he received a recent email from the City indicating that his property issue was still under review. He shared that the ongoing situation has delayed his planned retirement and expressed concern. While he remains in good faith due to his regard for the City of Jonesboro, he noted that if the matter is not resolved by the end of the month, he intends to proceed with legal action.

VII. OLD BUSINESS

A. Council to consider a Resolution Supporting Legislation To Enact A State-Wide Youth Advisory Council To Advise The Governor And Georgia General Assembly On Youth Issues.

RESULT: **Approved to table until May 11, 2026 (Vote was unanimous)**
MOVER: **Councilmember Fox**
SECONDER: **Councilmember Curney**

B. Council to review and discuss a draft Intergovernmental Agreement to establish a clear and consistent framework for how the City and the Downtown Development Authority will work together moving forward.

City Attorney Wiley stated that the Executive Summary in the Agenda Packet provides a detailed synopsis of what the IGA requires. She further noted the agreement could be structured as a five-year term with termination provisions. Council discussed several proposed revisions to the agreement including the need for members of the DDA to receive training.

Additional discussion focused on ensuring clear roles, communication through the City Manager as the primary point of contact. Council also raised the need to better define financial responsibilities—such as insurance, utilities, and maintenance—for DDA properties, with a request for staff to provide more detailed information (via exhibits) before finalizing the agreement.

Overall, Council agreed to continue refining the draft, reach consensus on proposed changes, mediations/mediator regarding disputes, and revisit the item for formal action before forwarding it to the DDA for review.

VIII. NEW BUSINESS

A. Council to consider an Ordinance Amending Chapter 2, Article VIII Of The Code Of Ordinances To Establish Eligibility And Political Activity Requirements For Members Of City Boards, Commissions, And Authorities; To Prohibit Simultaneous Service While Seeking Elective Office; To Define Candidacy; To Provide For Automatic Vacancy; And For Other Lawful Purposes.

RESULT: **CONSENT AGENDA 05/11/26**

B. Council to consider a Resolution Filling Existing Vacancies On The City of Jonesboro, Georgia Downtown Development Authority; Designating One Such Appointee As A member Of The Governing Body; And For Other Lawful Purposes.

RESULT: **No Action Taken regarding the Resolution – Item to be brought back in June for nomination of two (2) non-councilmembers.**

City Manager Cole spoke regarding the three vacant seats that were available on the DDA Board. The City Attorney noted that under Georgia law, DDA members serve four-year terms, and if a member leaves early, their replacement is appointed to a new full four-year term rather than completing the remainder of the prior term. An exception applies to the council representative seat, which runs concurrent with that individual's elected term and must be reconsidered when their time in office ends.

Due to Mayor Sartor stepping down as council's representative and to ensure continuity and avoid quorum issues, Council moved forward with appointing a new council representative. Mayor Sartor nominated Councilwoman Chelsea Curney to serve as the Council's representative on the DDA Board. The two remaining non-council vacancies would be addressed at a later date after further consideration of applications.

A motion was made to nominate Councilmember Chelsey Curney to the Downtown Development Authority Board to serve as City Council's Representative.

RESULT: **Approved (Vote was unanimous)**
MOVER: **Councilmember Curney**
SECONDER: **Mayor Pro-Tem Miller**

C. Council to discuss and consider appointments to the Downtown Development Authority.

RESULT: **Approved to table until June 1, 2026 (Vote was unanimous)**
MOVER: **Mayor Pro-Tem Miller**
SECONDER: **Councilmember C. Dixon**

D. Council to consider preliminary plat application submitted by Estoria Family I, LP 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.

Director Faith Akuta stated that this is a preliminary plat review. It ensures that the proposed layout meets the City's design and infrastructure standards before any land service or construction begins. Mayor and Council have up to 60 days following a public meeting to take action. If approved, the preliminary plat is valid for one year, during which time construction plans may be submitted or the approval expires. Minor changes may be approved administratively. On the other hand, Mayor and Council would have to approve major changes.

RESULT: **PUBLIC HEARING 05/11/26**

E. Council to discuss an annexation, map amendment, and conditional use permit request submitted by Hammer (DE) Limited Partner for approximately 32.65 +/- acres for property located at 7600 Jonesboro Road, identified as Parcel No. 12049 A002. The request seeks to annex the subject property into the limits of the City of Jonesboro, amend the Official Zoning Map to rezone the property from Clayton County HI (Heavy Industrial) to City of Jonesboro M-1 (Light Industrial), and consider a Conditional Use Permit to allow operation of a warehouse storage and distribution center.

Director Akuta introduced a request to annex 7600 Jonesboro Road into the City of Jonesboro, noting the property is currently used as a warehouse distribution facility and would be rezoned from heavy industrial (county) to light industrial under city zoning. The annexation was submitted under the 100% method, with all property owners in agreement.

Council raised several concerns, including differences between heavy and light industrial zoning, potential impacts on the City's economic development plans, and whether the use aligns with the future land use map. Questions were also asked about potential tax revenue, service costs, public safety impacts, and whether annexation could set a precedent for similar requests.

Council discussed the possibility that the request may not provide a clear benefit to the City and explored whether conditions could be placed on the annexation. It was also clarified that the item was for discussion only at this stage, as the City must wait for the county's review period to expire before taking formal action.

It was noted that Commissioner Davis is aware of the matter. Heavy industrial is much more intense than light industrial. City Manager Cole stated that the tax digest would increase by the assessed value of the parcel, and there would be business license revenue. Director Akuta stated that the property currently generates $242,000.00 in annual property tax revenue. Lastly, Director Akuta advised Mayor and Council that according to the future land use map designation, warehouse use is not currently supported.

Councilmember A. Dixon joined the meeting at 7:49 p.m.

Councilwoman Curney said she doesn't know if they should be comfortable with this being a part of the City's long-term plans. Director Akuta stated that conditions and restrictions could

be added if approved. However, if the request is denied, the requestor has a right to appeal the decision.

Mayor Pro-Tem Miller stated that she does not believe this would be beneficial to the City. Director Akuta said there is no recommendation from staff at this time. The request was placed on the agenda tonight for discussion only. City Attorney Wiley stated tonight's purpose was to inform Mayor and Council about this request and would come back before Mayor and Council at a future date....after the time has expired for the County to object. The City will have an opportunity to see if the County files an objection to this request before Mayor and Council take formal action regarding this application.

F. Council to consider approval and adoption of a Resolution regarding the City of Jonesboro's re-certification under the GMA City of Ethics Program.

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

G. Council to discuss and consider approval and adoption of an Ordinance regarding for the City of Jonesboro's re-certification under the GMA City of Ethics Program.

RESULT: **OLD BUSINESS 05/11/26**

H. Council to discuss Jonesboro's Ethics Committee.

RESULT: **Applications for the Ethics Committee are due 05/22/26; Consider the appointments on 06/01/26; and Swearing-in on 06/08/26.**

I. Council to consider an ordinance regarding Parliamentary Rules of Procedure.

RESULT: **Approved - Table until 05/11/26 (Vote was unanimous)**
MOVER: **Mayor Pro-Tem Miller**
SECONDER: **Councilmember A. Dixon**

J. Council to consider dates regarding the Forensic Analysis.

Mayor Sartor said going forward please use the term Forensic Analysis and not Forensic Audit.

RESULT: **A Special Called Council Meeting was scheduled for May 28, 2026 at 4:00 p.m. regarding the Forensic Analysis Report/Findings.**

IX. OTHER BUSINESS

A. Executive Session for the purpose of discussing litigation, real estate, or personnel matter(s).

None

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

None

X. ADJOURNMENT

The meeting adjourned at 9:18 p.m.

RESULT: **Approved (Vote was unanimous)**
MOVER: **Mayor Pro-Tem Miller**
SECONDER: **Councilmember Curney**

Dr. Donya L. Sartor, Mayor

Shandrella Jewett, City Clerk (Virtual)