CITY COUNCIL REGULAR MEETING

OCTOBER 14, 2025 AT 6:00 PM

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

MINUTES

Before the meeting commenced, Mayor Sartor delivered a land acknowledgement recognizing the ancestral lands of The Creek Nation, specifically in relation to the Stately Oaks site in Jonesboro, Georgia.

I. CALLED TO ORDER

The meeting was called to order by Mayor Sartor at 6:03 p.m.

II. ROLL CALL

The roll was called by City Clerk Jewett.

- Mayor Donya L. Sartor (via Zoom)
- 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
- Downtown Development Authority Manager, Andrew Simpson
- Finance Director, Donnette Cannady
- Police Chief, Christopher Cato
- Public Works Director, Marcus Heard (via Zoom)

III. INVOCATION

Invocation by Pastor Mel Blackaby (Senior Pastor of First Baptist Jonesboro)

IV. PLEDGE OF ALLEGIANCE

V. ADOPTION OF AGENDA

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

The following item was added to the Agenda under Presentation:

JYCG Presentation – Highlights regarding GMA 2025 Youth Symposium in Savannah, GA

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

VI. EXECUTIVE SESSION

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

At 6:06 p.m., a motion was made to enter into Executive Session.

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

At 7:26 p.m., a motion was made to reconvene the Regular Council Meeting.

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

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

None

VII. MAYOR'S PRESENTATION

- Land Acknowledgement – Recognizing the ancestral land of The Creek Nation (Creek Indian Village/Stately Oaks Historical Community). Presented before the start of the meeting.
- Proclamation regarding Down Syndrome Awareness Month (Video)
- Proclamation regarding Domestic Violence Awareness Month (Video)
- PowerPoint Presentation regarding City Events (July 3rd & Juneteenth)

VIII. PRESENTATIONS

- Proclamation regarding the 150th Anniversary of Andrews Chapel United Methodist Church
- Proclamation regarding the 200th Anniversary of First Baptist Jonesboro
- Proclamation regarding White Cane Awareness Day
- Presentation regarding Juneteenth Celebration and July 3rd Expenses (Slideshow)
- Presentation by Jonesboro Youth City Government - Highlights regarding GMA Youth Symposium in Savannah, GA

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

- Larry Jones (Jonesboro Resident) – Spoke regarding political division and a plea for unity among elected officials. Expressed his concerns about the cost of the forensic audit.
- Antonio Lamar (Jonesboro Business Owner) – Spoke regarding his original request for a Conditional Use Permit.
- Tonda Lawrence – Spoke in favor of Antonio Lamar's Variance Applications.

X. PUBLIC HEARING(S) & CONSIDERATION(S)

A. Public Hearing regarding 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.

Public Hearing Opened

Mr. Stephen spoke in favor of the above-mentioned item.

Public Hearing Closed

Council to consider approval of the above-mentioned Alcohol Beverage Pouring License Application #25-ALC-008.

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

SECONDER: Councilmember D. Dixon

B. **Public Hearing** regarding 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.

Community Development Interim Director Akuta requested the above-mentioned item be tabled and readvertise to a later date to allow the applicant more time to submit requested documents.

Council to consider tabling the above-mentioned Variance Application#25-VAR-001.

RESULT: Approved to Table (Vote was unanimous)
MOVER: Councilmember A. Dixon
SECONDER: Councilmember B. Lester

C. **Public Hearing** regarding 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.

Community Development Interim Director Akuta requested the above-mentioned item be tabled and readvertise to a later date to allow the applicant more time to submit requested documents.

Council to consider tabling the above-mentioned Variance Application #25-VAR-002.

RESULT: Approved to Table (Vote was unanimous)
MOVER: Councilmember A. Dixon
SECONDER: Councilmember B. Lester

D. **Public Hearing** regarding 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.

Community Development Interim Director Akuta requested the above-mentioned item be tabled and readvertise to a later date to allow the applicant more time to submit requested documents.

Council to consider tabling the above-mentioned Variance Application #25-VAR-003.

RESULT: Approved to Table (Vote was unanimous)
MOVER: Councilmember A. Dixon
SECONDER: Councilmember B. Lester

E. **Public Hearing** regarding 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.

Community Development Interim Director Akuta requested the above-mentioned item be tabled and readvertise to a later date to allow the applicant more time to submit requested documents.

Council to consider tabling the above-mentioned Variance Application #24-VAR-004.

RESULT: **Approved to Table (Vote was unanimous)**
MOVER: **Councilmember A. Dixon**
SECONDER: **Councilmember B. Lester**

F. **Public Hearing** regarding 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.

Public Hearing Opened

Applicant spoke in favor of all requests.

Public Hearing Closed

Councilmember to consider the above-mentioned Variance Application #25-VAR-005.

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

G. **Public Hearing** regarding 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.

Public Hearing Opened

No one came forth to speak

Public Hearing Closed

Council to consider the above-mentioned Variance Application #25-VAR-006.

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

H. **Public Hearing** regarding 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.

Public Hearing Opened

No one came forth to speak

Public Hearing Closed

Council to consider the above-mentioned Variance Application #25-VAR-007.

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

I. **Public Hearing** regarding 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.

Public Hearing Opened

No one came forth to speak

Public Hearing Closed

Council to consider the above-mentioned Variance Application #25-VAR-008.

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

XI. APPROVAL OF MINUTES

A. Council to consider approval of the Special Called Meeting (Public Hearing #1) Minutes dated 08/18/2025 regarding the Millage Rate.

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

B. Council to consider approval of the Special Called Meeting (Public Hearing #2) Minutes dated 08/18/2025 regarding the Millage Rate.

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

C. Council to consider approval of the Special Called Council Meeting (Public Hearing #3) Minutes dated 08/25/2025 regarding the Millage Rate.

RESULT: **Approved (Motion was amended, see below)**
MOVER: **Councilmember D. Dixon**
SECONDER: **Councilmember Miller**

Discussion: Councilmember A. Dixon asked that the 08/25/2025 minutes be amended in regard to item A. under New Business. He said, it should reflect that he voted in favor of the FY26 Millage Rate of 9 mills.

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

D. Council to consider approval of the Work Session Minutes dated 09/02/2025.

Councilmember A. Dixon made a motion to table the items so he can discuss a section of the minutes with the City Clerk.

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

E. Council to consider approval of the Regular Council Meeting Minutes dated 09/08/2025.

RESULT: **Approved to Table (Vote was unanimous)**
MOVER: **Councilmember A. Dixon**
SECONDER: **Councilmember B. Lester**

XII. CONSENT AGENDA

A. 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.

B. Council to consider approval and adoption of the Model Finding Resolution #2025-008 and the Model Adoption Resolutions regarding Local Amendment to Plumbing Code for Water Efficiency.

C. Council to consider approval and adoption of Ordinance #2025-005 Amending Chapter 33 - Boards, Commissions, and Authorities, Article II - Jonesboro Youth Council, City of Jonesboro Code of Ordinance; To Ensure Consistency.

D. Council to consider approval and adoption of Resolution #2025-007 regarding the FY26 Millage Rate of 9 mills that was voted on and approved during August 25, 2025 Public Hearing.

E. Council to consider approval of the 2026 Holiday Schedule and Resolution.

F. Council to consider approval of the 2026 City Council Meeting Schedule.

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

XIII. OLD BUSINESS

A. Council to consider approval of Ordinance#2025-006 regarding a budget transfer of $40,000.00 from Other Professional Services line item (100-3200-52-1290) to the Software Support line item (100-3200-52-1330) within the Police Department.

RESULT: **Approved with noted corrections (removal of the word "travel".) (Vote was unanimous)**
MOVER: **Councilmember D. Dixon**
SECONDER: **Mayor Pro-Tem Messick**

B. Council to consider approval of Ordinance #2025-007 regarding a budget transfer of $16,000.00 from Street Lights line item (100-4100-53-1231) to the Furniture & Fixtures line item (100-4100-53-1620) within the Public Works Department.

RESULT: **Approved with noted corrections (removal of the word "travel".) (Vote was unanimous)**
MOVER: **Councilmember Miller**
SECONDER: **Councilmember D. Dixon**

C. Council to discuss scheduling a date for a candidate forum regarding the November 4, 2025 Election.

Mayor Pro-Tem Messick provided an update, noting that she had contacted a few organizations and is currently waiting for a return call. The forum's location was also discussed. Additionally, she requested that Shelby email her the Community Room availability.

XIV. NEW BUSINESS

A. Council to consider a Consultant Agreement between the City of Jonesboro, Georgia, and the Alliance Group for Contract Compliance Services related to 100 Gloria Drive Project (Public Works Building).

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

B. Council to consider approval of a contract with SAFEbuilt regarding contractual Code Enforcement Services.

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

C. Council to discuss City Events financials.

This item was discussed under the Presentation section.

D. Council to consider changes to the Downtown Development Authority.

Mayor Sartor led the discussion regarding the need for Intergovernmental Agreements between the City of Jonesboro and Downtown Development Authority concerning partnership and as it relates to finances.

E. Council to consider separation of Downtown Development Authority/Main Street.

A discussion took place regarding the structure of DDA/Main Street. It was noted that the DDA cannot independently determine its structure; only the City Council has that authority. Per City Attorney Dreyer, the DDA may set its own Bylaws, but the geographic boundaries and structural decisions must be made by Council.

Another discussion took place on whether the City should be paying for the utilities of Nouveau or if DDA should be paying for it. Mayor Sartor asked Council if they agree with paying the utilities. The City is not sure how the City started paying Nouveau's utilities. She emphasized the importance of establishing Intergovernmental Agreement (IGA's) to clearly define responsibilities and financial arrangements between the City and the DDA. She said if there is a financial interest between the two then there needs to be an IGA. For example: the utilities being paid for the property, City Green (In-Kind Service), attorney fees, Executive Director position, etc.

Mayor Pro-Tem Messick requested to table the item until more information is received. No further action was taken.

Mayor Sartor spoke regarding the map in regard to a member of the DDA. She made a request to accept the resignation of that specific board member. The geographic area can only be changed by way of Resolution. Councilmember Miller asked if the person resigning has a business in the area. Mayor Sartor said no. Applications are coming in and will come before Council in November.

City Attorney Dreyer said it is his opinion that anyone who does not reside in the geographic map or own a business in the geographic map is not eligible to serve.

Lastly, Mayor Sartor spoke regarding the audit and being out of compliance per the DCA; Expecting a site visit for the City's 2023 audit during the first two weeks in November. "She said in regard to changes to the DDA, the CPA that is doing our forensic audit will continue (for the record) doing the audit for the DDA so that we are in compliance as stated by our current Charter." The City cannot close out the audit without theirs."

Mayor Sartor spoke about the DDA Executive Director position and meetings.

F. Council to consider Intergovernmental Agreements between the City of Jonesboro and Downtown Development Authority.

See previous discussion mentioned above.

XV. DOWNTOWN DEVELOPMENT REPORT

A. Downtown Development Report by Andrew Simpson, Downtown Development Manager.

XVI. ECONOMIC DEVELOPMENT REPORT

A. Economic Development Report by Faith Akuta, Interim Director of Community Development.

SCEI – Grant submission deadline is 10/31/25.

XVII. REPORT OF CITY COUNCILMEMBERS

Comments by Councilmember Powell:

None

Comments by Mayor Pro-Tem Messick:

None

Comments by Councilmember D. Dixon:

- Spoke regarding three (3) individuals that vandalized his wife and home. Spoke regarding individuals that ripped down his flags.

Comments by Councilmember Miller:

- Thanked staff for everything they do.
- Thanked everyone who came to the meeting and stayed.....we appreciate you.
- Early voting started today, let your voices be heard.
- Annual Christmas Drive for families in need – Accepting toy donations.
- 10/21/25 - Food Giveaway at Mundy's Mills High School from 12 p.m. to 4 p.m.

Comments by Councilmember Lester:

- Thanked staff for everything they do.

Comments by Councilmember A. Dixon:

- Thanked staff and residents for showing up at the meeting and showing love.
- Thanked Mayor and Council for pouring into JYCG and for giving JYCG a platform.
- Thanked Clayton State University for the interns they provided to the City .
- Micah Cooley from Jonesboro High School (Political Leadership Program).
- DeTimothy Floyd (Head Coach) for getting his 100 win regarding Jonesboro High School Football Team.
- Congrats to MJ Walker for being signed to the Atlanta Hawks Basketball Team.
- Jonesboro's Majestic Marching Cardinal performed for the Monday night football game with the Atlanta Falcon. They performed with Geezy.
- Food at Mundy's Mill High School along with State Representative Eric Bell.
- 10/16/25 - Skate Zone in partnership with State Representative Eric Bell, Cameron Dixon, Commissioner Alaina Reaves, and Councilmember Miller, and Attorney Danny Nagel.
- 10/20/25 - JYCG Meeting in Council Chambers.

XVIII. REPORT OF MAYOR

- Congrats to the following staff who were accepted into Leadership Clayton: Public Works Director Heard, and Court Administrator, Laterrial Francis.
- Police Chief Cato – Congrats for being a recipient of the Valor of Leadership Award
- Congrats to Taylor Johnson, Executive Assistant for obtaining the Vibrant Community Grant for $2,500.00.
- Congrats to Shelby Bentley, Executive Assistant for obtaining $10,000.00 for the free trees and mulch grant.

- Congrats to Shelby Bently, Executive Assistant for completing the Finance.....Level 1 Local Government Finance – Newest graduate
- Smokey and the Bandit Corvette Club
- 10/14/25 – Start of Early Voting
- Tax Bills will be included with County Tax Bill

XIX. OTHER BUSINESS

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

None

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

None

XX. ADJOURNMENT

The meeting adjourned at 9:35 p.m.

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

Dr. Donya L. Sartor, Mayor

Shandrella Jewett, City Clerk