CITY COUNCIL REGULAR MEETING

MAY 11, 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 6:05 p.m.

II. ROLL CALL

The roll was called by City Clerk Jewett.

- Mayor Donya L. Sartor (Left at 9:40 p.m.)
- Mayor Pro-Tem Asjah Miller (Presided over meeting at 9:40 p.m.)
- Councilmember Chelsey Curney
- Councilmember Alfred Dixon
- Councilmember Cameron Dixon
- Councilmember Santia Fox
- Councilmember Tracey Messick
- City Attorney, LaTonya Nix-Wiley
- City Manager, Blue Cole
- City Clerk, Shandrella Jewett
- 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 (Absent)

III. INVOCATION

Invocation by Pastor Gary Lewis of First Baptist Jonesboro

IV. PLEDGE OF ALLEGIANCE

V. ADOPTION OF AGENDA

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

Additions:

- New Business A. - Council to discuss July 2nd Kid Zone fee in the amount of $14,855.00.
- New Business B. - Council to discuss updated regarding street sweeper service.

- New Business C. - Council to consider a Special Event fee waiver regarding Mundy Mills High School 2006 Class Reunion at Lee Street Park on May 23, 2026.
- New Business D. - Council to discuss crosses on the lawn for Memorial Day.
- Executive Session for the purposes of personnel matter(s) and potential litigation.

RESULT: **Approved Amended Agenda (Vote was unanimous)**
MOVER: **Councilmember Fox**
SECONDER: **Councilmember C. Dixon**

VI. MAYOR'S PRESENTATION

A. Staff Recognition – Mayor and Council recognized Vickie Collins regarding her 20 years of employment with the City of Jonesboro. She received a 20-year pin, certificate, and flowers. Mrs. Collins said it has been a great honor to work for the City of Jonesboro.

VII. PRESENTATIONS

A. Proclamation Recognizing National Police Week (May 11-17, 2026).

Police Chief Cato received the Proclamation on behalf of the Police Department.

B. Proclamation Recognizing National Public Works Week (May 17-23, 2026).

C. Proclamation Recognizing Foster Care Awareness Month.

The Caregiver Recruitment and Retention Unit (Region 3 Supervised Program Director and Mr. Jackson) were present and received the Proclamations. Mr. Jackson was recognized for fostering over 50 children since 2018.

Information on how to become certified as a foster parent can be found at fostergeorgia.com. This is a community of care where business owners can donate services to foster care parents, or someone can serve by getting a background check to be able to provide respite care.

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

Kendra Emerson (Jonesboro Business Owner) - Expressed gratitude to the Mayor for the opportunity to host several recent small business events focused on AI, entrepreneurship, and tax preparation. She also thanked the Mayor for selecting her to attend the Southern Cities Economic Community Grant Conference and shared key takeaways from the conference.

The Mayor expressed appreciation for Kendra's participation and highlighted the selection process emphasized strong community representation. Kendra was chosen for her deep involvement and impact within the community. The Mayor commended her for representing the City of Jonesboro well and indicated that additional updates related to the initiative would be shared in the future.

Amelia Bear (Jonesboro Resident) - Requested the addition of a tennis backboard at the Lee Street tennis courts to allow for solo practice and enhance the facility's value for the community. She also suggested incorporating artwork on the structure to showcase local artists and offered to assist with cost-effective installation options.

IX. PUBLIC HEARINGS & CONSIDERATIONS

A. Public Hearing regarding 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.

Council to consider Preliminary plat application for Estoria at 262 and 294 South Main Street (Parcels # 06032A B002, 06032A B002Z, 06032A B003, & 06032A B006).

Public Hearing Opened

Mayor and Council had some discussion regarding the application.

Public Hearing Closed

RESULT: **Approved (Vote was 5 to 1)**
MOVER: **Councilmember Curney**
SECONDER: **Councilmember A. Dixon**
AYES: **Mayor Pro-Tem Miller; Councilmembers Curney, A. Dixon, C. Dixon, and Fox**
NAYS: **Councilmember Messick**

B. **Public Hearing** regarding 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.

Council to consider the above language regarding 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.

City Manager Cole recommended the item be tabled.

RESULT: **Approved to table (Vote was unanimous)**
MOVER: **Councilmember Fox**
SECONDER: **Councilmember C. Dixon**

X. APPROVAL OF MINUTES

A. Council to consider approval of the Work Session Minutes dated 04/06/2026.

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

B. Council to consider approval of the Regular Council Meeting Minutes dated 04/13/2026.

RESULT: **Approved with noted change to the Roll Call (Councilmember Messick was absent on 04/13/26) (Vote was unanimous)**
MOVER: **Councilmember A. Dixon**
SECONDER: **Councilmember C. Dixon**

XI. CONSENT AGENDA

A. Council to consider an Ordinance #2026-07 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.

Council to consider approval of the above Consent Agenda items.

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

XII. OLD BUSINESS

A. Council to consider a Resolution #2026-04 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. *(The item was tabled from 05/04/26 Work Session.)*

Title of Ordinance to read: A Resolution Of The Mayor And Council Of The City Of Jonesboro, Georgia, Appointing Councilwoman Chelsey Curney To Serve As A Director Of The City Of Jonesboro Downtown Development Authority; Designating Such Appointee As The Member Of The Governing Body Authorized To Serve On The Downtown Development Authority; Acknowledging Remaining Vacancies To Be Filled By Future Action Of The Mayor And Council; And For Other Lawful Purposes.

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

B. Council to discuss and consider 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.

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

See notes below regarding Councilmember's Fox Point of Personal Privilege regarding this item.

C. Council to discuss and consider approval and adoption of Ordinance #2026-06 regarding the City of Jonesboro's re-certification under the GMA City of Ethics Program.

Mayor and Council had discussion and made several changes to the Ordinance. A motion was made to approve Ordinance #2026-06 with noted changes.

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

At this time (6:58 p.m.), Councilmember Fox took a Point of Personal Privilege regarding the above item B. regarding the draft IGA between the City and DDA.

A discussion took place regarding the types of expenses the DDA would be responsible for as properties are transitioned. It was noted that expected costs may include utilities (such as water), insurance (including liability, errors, and omissions), and both exterior and interior maintenance for multiple properties. Property taxes would not apply due to the DDA's exempt status. Concerns were raised about the lack of clarity on total costs and whether a transition period should be implemented to allow the DDA time to prepare financially. Staff indicated that a draft list of expenses is being developed, and final amounts, along with any phased transition plan, are still to be determined. Councilmember Miller clarified that the draft IGA was to be sent to DDA Board for review and then bring IGA back to Mayor and Council. Everyone agreed.

D. Council to discuss ordinance language regarding Parliamentary Rules of Procedure. *(The item was tabled from 05/04/26 Work Session.) (Pending Legal Review)*

City Attorney Wiley recommended the item be tabled until 06/01/26 Work Session

RESULT: **Approved to table until 06/01/26 (Vote was unanimous)**
MOVER: **Mayor Pro-Tem Miller**
SECONDER: **Councilmember Messick**

E. Council to consider Resolution #2026-03 Supporting Legislation To Enact A State-Wide Youth Advisory Council To Advise The Governor And Georgia General Assembly On Youth Issues.

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

XIII. NEW BUSINESS

A. Council to discuss July 2nd Kid Zone.

Executive Assistant, Taylor Johnson provided a brief updated. Councilmember Curney expressed support about enhancing the July 2nd "America 250" celebration by expanding a free kid's zone with various attractions, totaling approximately $14,855.00.

Councilmembers expressed support for the event and community engagement but raised concerns about overall budgeting, including unclear remaining funds and lack of a full-year event plan. Questions were asked about available balances in the city events fund and personnel savings, as well as future financial obligations. Discussion also highlighted challenges with vendor sourcing, ongoing event costs, and the need for better long-term planning and transparency. Despite concerns, it was noted that comparable cities often spend significantly more on similar events. The item moved forward with the understanding that further financial details and budget adjustments would be reviewed in upcoming reports.

Mayor Sartor stated the $14,855.00 is the total for all of the various vendors collectively. Each vendor price is under the required threshold. Therefore, the approval is not for the amount, it would only be for Council to consider moving money from one budgeted line-item over to another line-item.

A motion was made for Council to consider approval to transfer $15,000.00 from City Administrative Personnel line-item over to the City Events line-item; not to exceed $15,000.00.

RESULT: **Approved (Vote was unanimous)**
MOVER: **Councilmember Curney**
SECONDER: **Councilmember Messick**

B. Council to discuss updated regarding street sweeper.

City Manager Cole stated that the approved street sweeping contractor conducted a test run, but the results were unsatisfactory due to heavy buildup on streets from years of limited maintenance. Staff estimates it has been 8–10 years since proper cleaning, causing compacted debris that cannot be removed with standard sweeping alone.

City staff would:

- Re-engage the contractor to determine how much work can be completed under the current budget.
- Present updated options to Council, which may include scaling back coverage or adding costs for deeper cleaning.
- Explore purchasing equipment to handle street sweeping and related maintenance in-house.

Additional points:

- Extra labor (e.g., scraping before sweeping) may be required in problem areas.
- Conditions are expected to improve once an initial deep cleaning is completed.
- Street sweeping is primarily for organic debris, not general trash, so separate cleanup efforts are underway.
- Residents with concerns are encouraged to contact the City Manager's office.

An update will be brought back to Council once more information is gathered.

C. Council to discuss a 100% fee waiver regarding Mundy Mills High School 2006 Class Reunion (special event) on May 23, 2026.

Council discussed a request for a full fee waiver for May 23, 2026 special event (Mundy's Mill High School reunion). Concerns were raised about setting precedents, lack of clear public benefit, and the added costs and staffing challenges due to the Memorial Day holiday weekend.

- Current policy supports 50% rental discounts, not full waivers, and leaders emphasized consistency
- The application was submitted without the request of a fee waiver
- Mayor Sartor recommended 50% off
- Staff noted required costs for police, public work, and overtime, which cannot be waived operationally
- Debate centered on whether the event qualifies as a community event or a private reunion
- Councilmember Fox recommended revisiting the fee waiver policy for fairness and clarity.
- Police Chief Cato said there has to be two (2) paid police officers and Mayor Sartor said there would need to be two (2) people from public works department as well

A motion was made for Council to consider a 100% fee waiver, Councilmember A. Dixon to provide liability insurance, and for staff overtime to come out of employee savings.

RESULT:	**Approved (Vote 5 to 2)**
MOVER:	**Councilmember A. Dixon**
SECONDER:	**Councilmember C. Dixon**
AYES:	**Mayor Pro-Tem Miller; Councilmembers Curney, A. Dixon, C. Dixon, and Fox**
NAYS:	**Mayor Sartor and Councilmember Messick**

D. Council to discuss crosses on the lawn for Memorial Day.

Mayor read a statement and provided a copy to the City Clerk for the record. (See attached document)

Council discussed concerns with the City's veteran cross/flag display program. Issues included lack of proper verification of veterans' service and the unsustainable $25 one-time fee covering long-term maintenance. As a result, the program has been temporarily paused for reevaluation.

- The City plans to create a more accurate, respectful, and sustainable program, with proper vetting (e.g., DD214 verification).
- A veterans committee, led by Councilwoman Curney and involving local veteran's groups, will help redesign the program.
- The City is exploring a permanent veterans memorial project, possibly replacing an inoperable fountain, with an estimated cost around $100,000.00.
- Existing crosses have not been discarded and will be returned to families through an organized process.

- Council emphasized honoring veterans with integrity, accuracy, and long-term dignity moving forward.

XIV. ECONOMIC DEVELOPMENT REPORT

A. Economic Development Report by City Manager Cole. (See online Agenda Packet for report.)

XV. FINANCE REPORT

A. Financial Report as of March 2026 by Finance Director Slaton-Dixon.

Finance Director Slaton-Dixon led the discussion. (See online Agenda Packet for the report.)

Tentative Date for completion of FY 24 Audit is June 15 or 30th.

B. Discussion regarding 2021 SPLOST Report.

Finance Director Slaton-Dixon led the discussion. (See online Agenda Packet for the report.)

XVI. CITY MANAGER'S REPORT

The City Manager provided an update on ongoing efforts and priorities after his first month in the role, noting steady progress despite a busy start.

- Equipment & Vehicles: Exploring new public works equipment and working on a proposal with Enterprise Fleet Services to acquire additional police and public works vehicles at favorable pricing
- Projects: Continued progress on key project at 100 Gloria Drive
- Road Work: Upcoming striping on West Fayetteville Road with temporary lane closures; also exploring a cost-saving road resurfacing method that could significantly reduce expenses
- Operations Improvements: Advancing initiatives like street sweeping and street sign replacements to improve city appearance
- Partnerships: Strengthening relationships with Clayton County, GDOT, and housing partners to support development and infrastructure efforts
- Staffing: Reviewing and filling vacant budgeted positions to ensure departments are fully staffed and equipped

Overall, the focus is on improving infrastructure, equipping staff, and building capacity for future growth.

XVII. REPORT OF CITY COUNCILMEMBERS

Comments by Councilmember A. Dixon:

- Wished all mothers a Happy Mother's Day
- Thanked everyone for showing up to the meeting tonight
- Thanked residents for their continued support and engagement in the City
- Expressed appreciation for fellow council members, especially new members, for bringing fresh perspectives
- GDOT Tour was amazing
- Congratulated the Class of 2026 and a special recognition to Terry Mitchner for his achievements
- Invited the community to a May 16th community garden workday (11 AM–2 PM)
- May 17, 2026 - Clayton County Board of Education (District 8 Representative Ms. Joy Tellis Cooper and Councilmember Alfred Dixon, III in partnership with Life with Shenita, LLC to present "Is your House in Order? A Book Discussion With a Purpose. Location: CCPS Café, 1098 Fifth Avenue in Jonesboro at 1:00 p.m. Focus on preparing families and personal affairs

Comments by Councilmember Curney:

- Wished all mother's a Happy Mother's Day and gave personal recognition to her mother

- Hope everyone had a great Cinco De Mayo Day
- Encouraged council members to support and engage with local Jonesboro businesses by visiting and showing presence
- Announced Ethics Committee applications are open (deadline May 22, 2026) and upcoming DDA (Downtown Development Authority) applications
- Highlighted insights from the Clayton County transportation (GDOT) tour; infrastructure improvements like Pedestrian Hybrid Beacons and Bus Rapid Transit (BRT), which could improve access to jobs and regional travel
- Extended early Memorial Day wishes to the community

Comments by Councilmember Mayor Pro-Tem Miller:

- Expressed appreciation for city staff and department leaders, recognizing their hard work and contributions. She also acknowledged Derry Walker for watering her garden bed
- Georgia Primary Election is Tuesday, May 19, 2026
- Advised voters to research candidates (e.g., watching forums online) to make informed decisions despite long ballots
- Reinforced the importance of civic engagement and making sure their voices are heard
- Thanked the Mayor and Council for their continued work

Comments by Councilmember C. Dixon:

- Thanked attendees for participating in the meeting
- Recognized Ms. Vickie Collins for 20 years of service to the City of Jonesboro.
- Thanked residents who spoke during public comment for sharing their concerns
- Announced a May 16th drive-through gun lock giveaway hosted by Clayton County Police and the District Attorney's Office
- Gave appreciation regarding the community garden efforts, public works staff, and city employees. Shout-out to Derry Walker
- Extended Mother's Day shout-out, including recognition of mothers both present and those who have passed

Comments by Councilmember Messick:

- Welcomed City Manager and thanked city staff for their hard work
- Wished all mothers a Happy Mother's Day
- Congratulated the Class of 2026 and a special recognition to Gavin Haynie, who will be graduating this Friday
- Acknowledged the upcoming Memorial Day, emphasizing it as a time to honor and reflect on the sacrifices of veterans and their families
- Expressed appreciation and support for those who have served. Keep our veterans in your prayers and thanked them and their families

Comments by Councilmember Fox:

- May 30, 2026 - American Heart Association "Walk with a Doc." at 10:00 a.m. to 11:00 a.m. Will meet at Lee Street Park. No registration required
- Encouraged support of local businesses through visits and partnership: Every quarter will meet up with a local business in partnership. This quarter is Uniformed Beauty on May 30, 2026 (Petals and Power Event) at 3:00 p.m. on Main Street
- Expressed appreciation for the city manager, city attorney, and the beautification committee for their hard work and dedication
- Special Shout-out to Finance Director Slaton-Dixon for the time and effort she puts in
- Praying for the family of Shandrella Jewett, City Clerk and we missed her while she was out
- Thanked Derry Walker (Code Compliance Officer) for his hard work

- Shout-out to the previous Councilmembers that are present tonight
- Thanked Mayor and Council for working together, noting meetings have been productive
- Emphasized her commitment to teamwork, progress, and serving residents

XVIII. REPORT OF MAYOR

- The City's newsletter is finalized and will be distributed soon
- Will be attending Axon's Safe Cities Summit in Arizona with Police Chief to explore public safety tools in June
- The "Move with the Mayor" program continues, with the next event scheduled for June 6 featuring wellness activities. Spoke about the field trip to the City of Stockbridge and will present a proclamation to the Mayor of Stockbridge
- FY 26, the City successfully secured consolidated federal grant funding for the first time, including: $1.2 million dollars for police department and $3,028,359.00 million dollars for pedestrian improvements project. The congressional sponsor was the late Honorable David Scott. These grants were obtained without a grant writer, reflecting strong staff efforts
- Additional funding opportunities (up to $6 million) are being pursued for future projects

XIX. OTHER BUSINESS

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

RESULT: **Approved (Vote was unanimous)**
MOVER: **Councilmember Fox**
SECONDER: **Councilmember C. Dixon**

Council to consider reconvening the Regular Council Meeting.

RESULT: **Approved (Vote was unanimous)**
MOVER: **Councilmember Curney**
SECONDER: **Councilmember Fox**

Council to consider approval of the Executive Session Affidavit dated May 11, 2026.

RESULT: **Approved (Vote was unanimous)**
MOVER: **Councilmember Fox**
SECONDER: **Councilmember Curney**

Council to consider the Executive Session Minutes dated May 11, 2026.

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

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

None

XX. ADJOURNMENT

The meeting adjourned at 9:48 p.m.

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

Dr. Donya L. Sartor, Mayor

Shandrella Jewett, City Clerk