CITY COUNCIL REGULAR MEETING

JUNE 09, 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 at 6:03 p.m. by Mayor Sartor.

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 Billy Lester
- Councilmember Asjah Miller
- Councilmember Billy Powell
- City Attorney, David Dryer (Absent) – Attorney Zanele Ngubeni (Present)
- City Clerk, Shandrella Jewett
- Community Development Director, Adleasia Cameron (Absent)
- Downtown Development Authority Manager, Andrew Simpson
- Police Chief, Christopher Cato
- Public Works Director, Marcus Heard

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 Agenda.

- Letter B. was added to New Business – Council to discuss Juneteenth event.
- Letter C. was added to New Business – Council to discuss July 3, 2025 event.
- Letter L. was added to Old Business – Council to discuss the Intergovernmental Agreement for the Provision of Election Services Between Clayton County, Georgia and the City of Jonesboro, Georgia regarding the 2025 Municipal General Election.
- Letter M. was added to Old Business – Council to discuss transitional financial service per Plante Moran's Engagement Letter. (This item was already on the Agenda – See Letter G.)

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

MOVER: **Mayor Pro-Tem Messick**
SECONDER: **Councilmember D. Dixon**

VI. MAYOR'S PRESENTATION

- Presentation to Public Works Director, Marcus Heard for successfully completing the Carl Vinson Institute of Government Certified Public Manager Program on May 12, 2025.

VII. PRESENTATIONS

- Proclamation in recognition of Municipal Court Clerk Week (June 9-13, 2025).
- Proclamation regarding Jonesboro's Commitment To Volunteerism via JustServe City Program/NLC.

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

- Mr. and Mrs. Chio spoke on behalf of the Conditional Use Permit Application #25-CUP-005.

IX. PUBLIC HEARINGS

A. A **Public Hearing** regarding Conditional Use Permit Application #25-CUP-003 (Section 86-183) submitted by Antonio Lamar and Trenekia Lamar on behalf of the Church at Zion. This application is for a small assembly to hold bible study sessions, self-help meetings, and workshops in the MX-Mixed Use Zoning District. The property is located at 952 Dixie Drive, Jonesboro, Georgia 30236. The property is known as parcel #13209A A006 and is situated on .28 acres of land. The building was constructed in 1968.

Public Hearing Opened

Antonio Lamar addressed the Mayor and Council regarding Conditional Use Permit Application #25-CUP-003. He provided an update on parking and requested their consideration for approval of the application."

Public Hearing Closed

B. A **Public Hearing** regarding Conditional Use Permit Application #25-CUP-004 (Section 86-185) submitted by Anthony Fultz. The application is for Hard Knock Motorcycle Club to hold meetings in the C-2 Highway Commercial Zoning District in the Gateway South. The property is located at 255 S. Main Street, Jonesboro, Georgia 30236. The subject property is known as parcel #06001C D003 and is situated on .30 acres of land. The building was constructed in 1978.

Public Hearing Opened

The applicant was absent from the meeting. Carlos Hodo spoke on his behalf, offering an explanation for the applicant's absence. He also presented an update to the Mayor and Council concerning the motorcycle club's request to hold meetings on the second Sunday of each month.

Public Hearing Closed

C. A **Public Hearing** regarding Conditional Use Permit Application #25-CUP-005 (Section 86-547) submitted by Stella Chio. This application is for a Laundromat in the C-1 Neighborhood Commercial Zoning District. The property is located at 220 Jonesboro Road, Jonesboro, Georgia 30236. The subject property is known as parcel number 12048A I009A and is situated on .40 acres of land. The building was constructed in 1974 with approximately 2,400 square feet of floor area.

Public Hearing Opened

Stella Chio was present, however, her husband, Fransico Chio spoke on her behalf. He stated they would like to serve the community by placing a laundromat in the area.

Public Hearing Closed

D. A **Public Hearing** regarding Alcohol Beverage Pouring License Application #25-ALC-003 to change the address from 112 N. McDonough Street, Jonesboro, Georgia 30236 to 106 N. McDonough Street, Jonesboro, Georgia 30236 to dispense beer, wine & distilled spirits. The legal business name is B'Mari Events and Art Studio. Tammary Scott has requested to be the License Representative.

Public Hearing Opened

No one came forth to speak.

Public Hearing Closed

E. A **Public Hearing** regarding Alcohol Beverage Package License Application #25-ALC-004 for beer and wine at 8664 Tara Boulevard, Jonesboro, Georgia 30236. The legal business name is DHRITI Investment, LLC., d/b/a PITSTOP Food Mart. Miteshkumar B. Patel has requested to be the License Representative.

Public Hearing Opened

The applicant was absent from the meeting. Arifuddin Muhammed (employee of PITSTOP Food Mart) spoke on his behalf, explaining the applicant's absence.

Public Hearing Closed

X. APPROVAL OF MINUTES

A. Council to consider approval of the Minutes from March 6, 2025 Emergency Special Called Council Meeting.

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

B. Council to consider approval of the Minutes from May 5, 2025 Work Session Minutes.

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

C. Council to consider approval of the Minutes from May 12, 2025 Regular Council Meeting.

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

XI. CONSENT AGENDA

A. Council to consider approval regarding the Flex Licensing Renewal Agreement with NetPlanner Systems, Inc. for the telephone system.

B. Council to consider approval of a Memorandum of Understanding between the City of Jonesboro, Georgia and Georgia Department of Community Affairs Office of Downtown Development regarding Georgia Classic Main Street Program (2025-2026 Program Year).

C. Jonesboro Internship Program - Council to consider approving up to two (2) interns ($500.00 Stipends) for the Summer (June 10, 2025), and up to 3 (three) interns ($500.00 Stipends) for the Fall (August-December 2025). A combined total of $2,500.00.

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

XII. OLD BUSINESS

A. Council to consider approval of Conditional Use Permit Application #25-CUP-003 (Section 86-183) submitted by Antonio Lamar and Trenekia Lamar on behalf of the Church at Zion. This application is for a small assembly to hold bible study sessions, self-help meetings, and workshops in the MX-Mixed Use Zoning District. The property is located at 952 Dixie Drive, Jonesboro, Georgia 30236. The property is known as parcel #13209A A006 and is situated on .28 acres of land. The building was constructed in 1968.

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

Community Development Director Cameron stated that if the application were approved, the applicant would be required to undergo a life safety review, and the Building Official would need to inspect the building. She noted that conditions could be placed on the use, and that some variances might be necessary in accordance with the City's Zoning Ordinance. While the ordinance addresses parking and shared parking, it does not permit shared parking within a planned unit development. Director Cameron also mentioned that she would need to review the floor plan to determine the number of parking spaces that could be allowed.

(1.) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet. The subject property is situated on .91 acres of land and has an address on file on N. Main Street. Although the lot is less than an acre, it has more than 200 ft of street frontage. The minimum area of one acre is approximately NOT met. However, the minimum frontage is met.

(2.) There must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking). The subject property is a storefront strip shopping center that was constructed in 1968. The property is being leased as individual units for retail and other uses. Parking is shared among the tenants. This condition is not met. Therefore, the applicant must apply for variances to meet the conditions.

(3.) Must meet the requirements of article XIII, parking, loading, and interior circulation. The property was constructed in 1968. The subject site is incompatible with the current zoning district development standards. Therefore, this condition can be met. The applicant does not anticipate any conditions or events for loading or interior circulation needs.

(4.) Must meet applicable buffer requirements of article XV, landscaping and buffers. Again, the property was constructed in 1968. The entire lot is imperious surface. Therefore, the subject site is incompatible with the current zoning district development standards, and the condition cannot be met with the City's landscaping and planting improvements. Therefore, the applicant would 1 need to apply for variances to meet the section requirements.

B. Council to consider approval of Conditional Use Permit Application #25-CUP-004 (Section 86-185) submitted by Anthony Fultz. The application is for Hard Knock Motorcycle Club to hold meetings in the C-2 Highway Commercial Zoning District in the Gateway South. The property is located at 255 S. Main Street, Jonesboro, Georgia 30236. The subject property is known as parcel #06001C D003 and is situated on .30 acres of land. The building was constructed in 1978.

Staff recommended denial of the application, citing that the proposed use does not align with the objectives of the City's Gateway South District Plan.

A motion was made to deny Conditional Use Permit Application #25-CUP-004.

RESULT: **The motion to deny the application was approved (Vote was 4 to 3)**
MOVER: **Councilmember D. Dixon**
SECONDER: **Councilmember Powell**
AYES: **Councilmembers D. Dixon, Lester, Miller, and Powell**
NAYS: **Mayor Sartor, Mayor Pro-Tem Messick; and Councilmember A. Dixon**

C. Council to consider approval of Conditional Use Permit Application #25-CUP-005 (Section 86-547) submitted by Stella Chio. This application is for a Laundromat in the C-1 Neighborhood Commercial Zoning District. The property is located at 220 Jonesboro Road, Jonesboro, Georgia 30236. The subject property is known as parcel number 12048A I009A and is situated on .40 acres of land. The building was constructed in 1974 with approximately 2,400 square feet of floor area.

RESULT: **Approved with no Conditions (Vote was 5 to 1)**
MOVER: **Councilmember D. Dixon**
SECONDER: **Councilmember Powell**
AYES: **Mayor Pro-Tem Messick; Councilmembers D. Dixon, Lester, Miller, and Powell**
NAYS: **Councilmember A. Dixon**

D. Council to consider approval of Alcohol Beverage Pouring License Application #25-ALC-003 to change the address from 112 N. McDonough Street, Jonesboro, Georgia 30236 to 106 N. McDonough Street, Jonesboro, Georgia 30236 to dispense beer, wine & distilled spirits. The legal business name is B'Mari Events and Art Studio. Tammary Scott has requested to be the License Representative.

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

E. Council to consider approval of Alcohol Beverage Package License Application #25-ALC-004 for beer and wine at 8664 Tara Boulevard, Jonesboro, Georgia 30236. The legal business name is DHRITI Investment, LLC., d/b/a PITSTOP Food Mart. Miteshkumar B. Patel has requested to be the License Representative.

RESULT: **Approved with noted change (removed the words "to dispense" and add the words "for" (Vote was unanimous)**
MOVER: **Councilmember D. Dixon**
SECONDER: **Councilmember Lester**

F. Council to consider approval of Jonesboro Housing Authority - Prestwick Companies' request for funding commitment up to $250,000.00; not to exceed the fee waivers for building permit fees for an Affordable Multi-family development.

Paul Wright, Executive Director of the Jonesboro Housing Authority asked Mayor and Council to waive $213,000.00 in building permitting fees and allocate up to $250,000.00 to assist with paying for the Building Plan Review and the EPD.

Mayor Sartor made a motion to consider approving up to $250,000.00; not to exceed the fee waivers for building permit fees.

RESULT: **Denied (Vote 4 to 3)**
MOVER: **Councilmember Miller**
SECONDER: **Councilmember A. Dixon**

AYES: **Mayor Sartor; Councilmembers A. Dixon and Miller**
NAYS: **Mayor Pro-Tem Messick; Councilmembers D. Dixon, Lester, and Powell**

Point of Personal Privilege by Mayor Sartor.

Mayor Sartor expressed appreciation to Paul Wright, Tammy Stanley, and the entire staff, stating, "I truly appreciate the work you've done to bring us to this point. Please don't be discouraged."

Mayor Sartor Called The Vote:
Ayes: Mayor Sartor; Councilmembers A. Dixon and Miller
Nays: Mayor Pro-Tem Messick; Councilmembers D. Dixon, Lester, and Powell

G. Council to consider approval of a transitional financial support service, as recommended by Plante Moran, to assist the Finance Department. Additionally, Council to authorize payment for the invoice related to services that will be provided.

RESULT: **Approved - Tabled until the July Council Meeting (Vote was unanimous)**
MOVER: **Mayor Pro-Tem Messick**
SECONDER: **Councilmember D. Dixon**

Mayor Sartor stated that the issue with Tyler remains unresolved and that the City is working closely with Mrs. Mungin (Finance Department) to address it. She suggested that the matter be revisited in July or considered during a Special Called Meeting.

"Council, I would ask in case we need support or approval for a project manager through Incode to work through this glitch that we be available for a Special Called Meeting between now and July.

H. Council to discuss Internal Communication Policy/Rules of Procedures for Elected Officials.

Councilmember A. Dixon initiated a discussion regarding the expectation for staff to respond to the Mayor and Council within 48 hours. Mayor Sartor emphasized the importance of communication and instructed Councilmembers to copy both the Mayor and the City Manager on their correspondence.

Mayor Sartor further advised that Councilmembers should respond not only to the Mayor but also to one another within the 48-hour timeframe. Additionally, all staff, Councilmembers, and elected officials are encouraged to respond to inquiries within 48 hours.

A motion was made to create a resolution which proposes adding language outlining the 48-hour Response Rule to the Rules of Procedures for Elected Officials that was adopted in 2019 (not to include weekends for City staff and Elected Officials).

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

I. Council to discuss City Events and the City Center Calendar for June 2025.

Councilmember A. Dixon led the discussion and requested that the June calendar be distributed to Council. He also recommended implementing a system to ensure the calendar is provided on a regular basis moving forward.

J. Council to discuss re-establishment of the Jonesboro Beautification Commission.

Councilmember A. Dixon led the discussion and recommended re-establishing the Beautification Commission. Mayor Sartor responded that since the commission already exists, there is no need to re-establish it.

K. Council to consider approving an agreement between the City of Jonesboro, Georgia and White's and Carillon, Inc. (in the amount of $4,658.00) to repair the cracks in the existing rings where the set screws secure them to the timepiece within the clock tower.

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

L. Council to discuss the Intergovernmental Agreement for the provision of election services between Claton County, Georgia and the City of Jonesboro, Georgia regarding the 2025 Municipal General Election. The cost is $7,151.63.

Mayor Sartor expressed her desire for Jonesboro to remain as an early voting site. She inquired whether the previously mentioned dollar amount includes the cost associated with using the City's facility for early voting. City Clerk Jewett was directed to send an email to Shauna Dozier at the Board of Elections & Registration Office to seek clarification.

The item was added to Old Business for July 7, 2025 Work Session.

M. Council to discuss Plante Moran.

The item was already discussed under Old Business, letter G.

XIII. NEW BUSINESS

A. Council to consider approval to create a part-time communication/media position.

Mayor Sartor would like for the job description to be shared via email to Council. A vote will be taken in July.

This item was added to Old Business for July 7, 2025 Work Session.

B. Council to consider approval of the following invoices regarding Juneteenth.

- Invoice #1 – Kasper and The 911 Band - $2,800.00 (Live Music)
  The amount was approved within the contract at the March 3, 2025 Work Session.

- Invoice #2 - Hillman B2, LLC – VIP Setup – Balance of $1,880.00
  The amount was divided with Jonesboro's Downtown Development Authority.
  RESULT: **Approved (Vote was unanimous)**
  MOVER: **Councilmember Miller**
  SECONDER: **Councilmember A. Dixon**

- Invoice #3 – Caribbean Dancers of Atlanta - $975.00
  RESULT: **Approved (Vote was unanimous)**
  MOVER: **Councilmember Miller**
  SECONDER: **Councilmember A. Dixon**

  Event Budgeted for $50,000.00
  $22,829.00 – Juneteenth Event Cost
  $25,140.00 – 4th of July Event Cost (To be celebrated on July 3, 2025)

- Invoice #4 - Luminary Media Work – Sound & Lighting – $5,100.00
  The amount was divided with Jonesboro's Downtown Development Authority.
  RESULT: **Approved (Vote was unanimous)**
  MOVER: **Councilmember A. Dixon**
  SECONDER: **Mayor Pro-Tem Messick**

- Invoice #5 - DJ Maurice Bell – Balance of $500.00
  RESULT: **Approved (Vote was unanimous)**

MOVER: **Councilmember D. Dixon**
SECONDER: **Councilmember Miller**

C. Council to discuss the July 3, 2025 event.

Mayor Pro-Tem Messick requested a cost breakdown and an update on the progress of the event. In response, Mr. Simpson presented a spreadsheet detailing the expenses for the Juneteenth and July 3, 2025 events.

XIV. ECONOMIC DEVELOPMENT REPORT

A. Economic Development Report by Downtown Main Street Manager.

Downtown Main Street Manager, Andrew Simpson provided his report to the Mayor and Council.

XV. REPORT OF CITY COUNCILMEMBERS

Comments by Councilmember Powell:

- No comments

Comments by Mayor Pro-Tem Messick:

- Happy Father's Day
- Thanked everyone for their thoughts, prayers, and cards during the loss of her loved one

Comments by Councilmember D. Dixon:

- Thanked everyone for showing up and to drive home safely

Comments by Councilmember Miller:

- Happy Father's Day
- Spoke regarding the concession stand (Thanked staff for assisting and for their participation)

Comments by Councilmember Lester:

- Thanked employees for doing a great job

Comments by Councilmember A. Dixon:

- Thanked everyone for staying engaged with the community
- Thanked staff, Mayor, and Councilmembers for their commitment to the community and making sure they have what they need
- Thanked all volunteers and boards
- Next Monday is the JYCG Meeting. Have 13 new applicants that are eager to get started.
- Thanked Mr. Tran and Mayor Sartor for the Newsletter, and expressed excitement about it going out tomorrow.
- Happy Father's Day

XVI. REPORT OF MAYOR

- Provided a quote by Henry Ford out of the spirit of gratitude. Coming together is the beginning, keeping together is progress, and working together is success. Thanked Councilmembers for working together towards progress.
- Event Calendar
- Thanked Mayor Pro-Tem Messick, Councilmembers Miller, A. Dixon, and Mr. Tran for helping with the Newsletter
- Millage Rate – Will have to scheduled time to discuss the Millage Rate
- Playground – Hope to re-open by July 2025
- Will be attending the Atlanta Region Commission Housing Leadership Academy this week. Thanked Andrew and Director Cameron for their support and full engagement.
- Juneteenth Event

- June 17, 2025 – Requesting all Councilmembers to be in attendance for the street renaming from White Line to Star Drive
- City of Volunteerism via JustServe
- Thanked staff for their hard work

XVII. 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

XVIII. ADJOURNMENT

A motion was made to adjourn the meeting at 7:35 p.m.

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

Dr. Donya L. Sartor, Mayor

Shandrella Jewett, City Clerk