CITY COUNCIL WORK SESSION

SEPTEMBER 02, 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 6:05 p.m.

II. ROLL CALL

The roll was called by City Clerk Jewett.

- Mayor Donya L. Sartor
- Mayor Pro-Tem Tracey Messick (via Zoom)
- Councilmember Alfred Dixon
- Councilmember Don Dixon
- Councilmember Billy Lester
- Councilmember Asjah Miller
- Councilmember Billy Powell
- City Attorney, David Dreyer (entered at 6:07 p.m.)
- City Clerk, Shandrella Jewett
- Downtown Development Authority Manager, Andrew Simpson
- Economic Development Manager, Faith Akuta
- 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 item was added under Old Business:

- Letter E. Council to discuss the proposed FY 26 Budget.

The following items were added under New Business:

- Letter K. – Council to discuss the 2026 Employee Holiday Schedule.
- Letter L. – Council to discuss the 2026 Council Meeting Schedule.
- Letter M. – Council to discuss the Nuisance Abatement Ordinance.

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

IV. MAYOR'S PRESENTATION

None

V. PRESENTATIONS

None

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

None

VII. OLD BUSINESS

A. Council to discuss Conditional Use Permit Application #25-CUP-006, submitted by Danny Orr. The request is for a community assembly hall, retail space, and an apothecary that will also serve coffee and light fair. The property is located at 154 South Main Street, Jonesboro, Georgia 30236, parcel 13241D E001. (Required hearing and consideration set for Monday, September 8, 2025. Staff Recommends Approval with Conditions.)

Mrs. Akuta provided a summary, noting that the items mentioned were previously discussed during the August 4, 2025 Work Session.

B. Council to discuss Conditional Use Permit Application #25-CUP-007, submitted by Tsunami Volleyball, Inc. The request is to operate a non-profit volleyball recreation facility engaging primarily in youth instruction, league play, and tournaments. The property is located at 7776 Jonesboro Road, Suite 100, Jonesboro, Georgia 30236, parcel 12049C D002. (Required hearing and consideration set for Monday, September 8, 2025. Staff Recommends Approval with Conditions.)

Mrs. Akuta provided a summary, noting that the items mentioned were previously discussed during the August 4, 2025 Work Session.

C. Council to discuss updates regarding a forensic audit.

City Attorney Dreyer said he provided an update to Finance Director Cannady this morning. Ms. Cannady said it is up to Council if they want to pay the additional money to move forward. Mayor Sartor asked Attorney Dreyer to provide an update by tomorrow regarding the $30,000.00.

D. Council to discuss updates regarding the annual audit.

The engagement letter was signed, and the portal was set up today. Will get the provided-by-client list this week. Once all of the items are posted, the auditors will come October 6th to do their field work and should receive them by December 2025. Ms. Cannady said she is comfortable with the schedule she has for FY 23. Tab & Tab, LLC (Certified Public Accountants) agreed to do the audit for FY 23 in the amount of $45,000.00. The estimated cost for FY 24 would be $50,000 -$55,000.00, and the estimated cost for FY 25 would be $50,000.00 - $55,000.00 as well.

Mayor Pro-Tem Messick inquired about the costs. She said she would review the documents in the Agenda Packet.

E. Council to discuss FY 26 Budget.

Mayor Sartor asked Council to review the proposed FY 26 Budget and provide feedback by the close of business Thursday, September 4, 2025. She said she would probably propose the final budget during the October Council Meeting.

Mayor Sartor asked Council if they would like to have a budget retreat (open to the public) between now and the second week of October (in the City limits of Jonesboro).

The budget is based on 9 mills with no contingency. New equipment for Public Works is not included. The following was removed from the budget: 4 police officer, 2 Code Enforcement Officers, and General Laborer III. Out of the 14 positions that are cut, only two of them are currently filled. Mayor Sartor said the proposed budget is based on necessity. The concert was cut in half in order to have one concert next year. Council and staff could turn in their cellular phones if they would like to. Also, went through the enterprise vehicle and cleaned it up so some vehicles would be dropped off. The final budget will be proposed in October 2025.

At this time a motion was made for Council to consider approval to schedule a budget retreat between now and the second week of October 2025 (in the City Limits of Jonesboro).

Mayor Pro-Tem Messick stated she could attend only if the retreat takes place on a Monday or Saturday.

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

VIII. NEW BUSINESS

A. Council to discuss Conditional Use Permit Application #25-CUP-008, submitted by Cloide Elvie. The request is to operate an automotive repair shop. The property is located at 239 South Main Street, Jonesboro, Georgia 30236, parcel #06001C D006. (Required hearing and consideration set for Monday, September 8, 2025. Staff Recommends Approval with Conditions.)

Mrs. Akuta led the discussion.

B. Council to discuss Alcohol Beverage Package License Application #25-ALC-006 to sell beer and wine at 8113 Tara Boulevard, Suite A, Jonesboro, Georgia 30236. The legal business name is Buddy's 8113 Market, LLC d/b/a Buddy's Food Mart #3618. Swapandeep Singh has requested to be the License Representative. (Required hearing and consideration set for Monday, September 8, 2025. Staff Recommends Approval.)

Mrs. Akuta led the discussion.

C. Council to discuss Alcohol Beverage Package License Application #25-ALC-007 to sell beer and wine at 190 Jonesboro Road, Jonesboro, Georgia 30236. The legal business name is Nirvaan Enterprise, LLC., d/b/a TEXACO Food Mart. Dharmender Singh has requested to be the License Representative. (Required hearing and consideration set for Monday, September 8, 2025. Staff Recommends Approval.)

Mrs. Akuta led the discussion.

D. Council to discuss the Christmas Parade with Arts Clayton.

Downtown Development Manager, Mr. Simpson and Kasey of Arts Clayton spoke regarding the road closure and the parade route. Police Chief Cato spoke about safety hazards.

Mayor Sartor said the Christmas Tree lighting would be held the Thursday prior.

E. Council to discuss chargers for electric vehicles at the City Center and continuing partnership between Envirospark and the City of Jonesboro, Georgia.

Mayor Sartor led the discussion. The Envirosparks team was not present. The City does not make money off the chargers. Envirosparks makes the money and the City just pay the bill. She spoke about the old contract vs. the new contract. Councilmember Lester said he would like to make a comparison with other cities to see what they are doing.

F. Council to consider approval of the consulting agreement with Georgia Municipal Association, Inc., and the City of Jonesboro, Georgia to evaluate the City's current Telecommunications and Rights-of-Way practices and recommend updates to the existing permit process.

Mrs. Akuta led the discussion and spoke regarding Article 3. She spoke regarding Fiber Optics they are trying to place in the Right-of-Way. It's a 12-month program. City Attorney Dreyer said GMA has been professional with this matter.

RESULT: CONSENT **NEXT: 09/08/25 REGULAR COUNCIL MEETING**

G. Council to discuss the Historic Preservation Commission Applicant, Steven Victor.

Mrs. Akuta led the discussion and recommended Mr. Victor.

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

H. Council to discuss the Design Review Commission Applicant, Steven Victor.

Mrs. Akuta led the discussion and recommended Mr. Victor. Mrs. Akuta said the terms are for two (2) years.

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

I. Council to discuss the Downtown Development Board Authority Applicants.

- Cyrel Foote, Jr.
- Tierra Turner
- Yolande Turner
- Christopher Williams

Andrew Simpson led the discussion. Ms. Turner and Mr. Williams were recommended.

RESULT **Approved (Tierra Turner & Christopher Williams - Vote was unanimous)**
MOVER **Councilmember A. Dixon**
SECONDER **Councilmember Powell**

J. Council to discuss furniture for the Public Works Department.

Director Heard led the discussion. He recommended Corporate Environments for $44,759.95.

RESULT: CONSENT **NEXT: 09/08/25 REGULAR COUNCIL MEETING**

K. Council to discuss the 2026 Employee Holiday Schedule.

Consider the above item next week for review, and will have it ready in November 2025.

L. Council to discuss the 2026 Council Meeting Schedule.

Mayor Sartor said some citizens are having to choose between attending City Council Meeting vs. attending the Board of Commissioners Meeting. The City of Jonesboro's Council Meeting for the month of September and October are held on the same day as the BOC due to the City's holiday schedule. (Dates: 09/02/25 and 10/14/25).

M. Council to discuss the Nuisance Abatement Ordinance.

Mayor Sartor asked Shelby to forward a copy of the ordinance to Council via email. She wanted it to be considered for approval next week so that the City can move forward with the abatement process.

IX. OTHER BUSINESS

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

At 7:29 p.m., a motion was made to enter into Executive Session.

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

At 7:38 p.m. a motion was made to reconvened to the Work Session.

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

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

Council to consider approval to move Faith Akuta from serving as the Economic Development Manager to the position of Interim Community Development Director until the Community Development Director's position is filled. The salary amount is $78,000.00, effective September 3, 2025.

RESULT: **Approved (Vote was unanimous)**
MOVER: **Councilmember Miller**
SECONDER: **Councilmember Lester**

X. ADJOURNMENT

The meeting adjourned at 7:39 p.m.

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

Dr. Donya L. Sartor, Mayor

Shandrella Jewett, City Clerk