CITY COUNCIL REGULAR MEETING

APRIL 13, 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 6:02 p.m.

II. ROLL CALL

The roll was called by City Clerk Jewett.

- Mayor Donya L. Sartor
- Mayor Pro-Tem Asjah Miller
- Councilmember Chelsey Curney
- Councilmember Alfred Dixon (Arrived at 6:25 p.m.)
- Councilmember Cameron Dixon (Arrived at 6:25 p.m.)
- Councilmember Santia Fox
- Councilmember Tracey Messick (Absent)
- City Attorney, LaTonya Wiley
- City Clerk, Shandrella Jewett
- Community Development Director, Faith Akuta
- Downtown Development Authority Director/Economic Development Manager, Blue Cole
- Finance Director, Karen Slaton-Dixon
- Operation/Human Resource, Maria Wetherington
- Police Chief, Christopher Cato
- Public Works Director, Marcus Heard

III. INVOCATION

Invocation by Pastor Vince Lederman (First Baptist Jonesboro)

IV. PLEDGE OF ALLEGIANCE

V. ADOPTION OF AGENDA

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

Additions:

- Sponsorship Presentation – Dr. Garcia of Injury 2 Wellness Centers sponsored $10,000.00 towards the 2026 Juneteenth Celebration and other things as well.
- Financial Report by Finance Director, Karen Slaton-Dixon

RESULT: Approved Amended Agenda (Vote was unanimous)

MOVER: Councilmember Curney
SECONDER: Mayor Pro-Tem Miller

VI. MAYOR'S PRESENTATION

- Sponsorship Presentation by Injury 2 Wellness Centers - Dr. Garcia and his team presented a check in the amount of $10,000.00 for sponsorship towards Jonesboro's 2026 Juneteenth Celebration and other things as well.

- Presentation regarding Nutrition Access, Affordability, and Education Grant Program, as presented by the African American Mayors Association (AAMA) in partnership with the American Beverage Foundation for a Healthy America (ABFHA). A video was shown.

  Sergeant Ariam Kidane (Corps Administrator) and Carolyn Booth (Grants Manager) spoke regarding the program and said they look forward to opening in the next five to six months. Sergeant Kidane said, "this was a symbol of the community being united." Mayor Sartor extended heartfelt gratitude and flowers on behalf of the City.

VII. PRESENTATIONS

Proclamation regarding Georgia Cities Week (April 20-25, 2026).

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

James Henderson (Jonesboro Resident) – Mr. Henderson reflected on Jonesboro's history, sense of community, and how close-knit neighborhoods once were. He emphasized that strong neighborhood connections have faded over time. He proposed reestablishing a community-focused event—similar to past "Jonesboro Day" celebration to reunite long-time residents and neighborhoods, encourage civic pride, and increase community involvement. He suggested holding the event on August 22, 2026, potentially at Lee Street Park, and expressed interest in working with city staff and committees to explore logistics and inclusivity through both citywide and smaller neighborhood-based activities.

Councilmembers Alfred Dixon and Cameron Dixon entered the meeting at 6:25 p.m.

IX. PUBLIC HEARINGS & CONSIDERATIONS

A. **Public Hearing** regarding Alcohol Pouring License Application **#26-ALC-001** to pour beer, wine & distilled spirits at 7955 Tara Boulevard, Jonesboro, GA 30236. The legal business name is Sugar Bush Bar & Grill Sports Bar. Irene Wahju has requested to be the License Representative.

   Director Akuta stated that the applicant has met all City requirements. Therefore, staff recommended approval of the applicant's request.

   Public Hearing Opened

   No one came forth to speak

   Public Hearing Closed

   Council to consider Alcohol Pouring License Application #26-ALC-001.

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

B. **Public Hearing** regarding Variance Application **#26-VAR-001** submitted by Max Kovtoun for properties located at 262 and 294 South Main Street (Parcels #06032A B002, 06032A B002Z, & 06032A B006), Jonesboro, GA 30236 within the MX (Mixed Use) District and the G (Gateway South District). The properties consist of 29.14 +/- acres. The request seeks approval to allow

encroachment into the required stream buffer to accommodate the proposed development. Director Akuta stated the applicant is requesting a variance to allow covert crossing to provide vehicular access and extended utilities to a portion of the site that would otherwise remain inaccessible. The site contains an existing creek that limits access, utilities, and overall site design due to stream buffer constraints.

Public Hearing Opened

No one came forth to speak

Public Hearing Closed

Council to consider Variance Application #26-VAR-001.

RESULT: **Approved (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 03/02/2026.

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

B. Council to consider approval of the Regular Council Meeting Minutes dated 03/09/2026.

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

XI. CONSENT AGENDA

A. Council to consider a fee waiver for Lee Street Park rental and Special Event Permit for August 29, 2026 - 11th Annual Jeffrey E. Turner Fitness 5K Run/Walk for Clayton County Juvenile Court CASA Program.

B. Council to consider Roadway Striping on Fayetteville Road (Tara Boulevard to Smith Street) for safety improvements.

C. Council to consider approval and adoption of an amendment to the City's Fence Ordinance to update and clarify regulations, including allowable fence heights inside and rear yards. The amendment establishes revised standards designed to enhance privacy, improve security, and maintain neighborhood aesthetics.

Council to consider approval of the above Consent Agenda items.

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

XII. OLD BUSINESS

A. Council to discuss Jonesboro Education Trust (JET) Pilot Program Initiative.

Councilmember A. Dixon requested that the item be tabled until May 11, 2026, Regular Council Meeting.

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

B. Council to discuss forensic analysis updates.

City Attorney Wiley recommended the forensic audit matter be discussed in Executive Session first and then determine to what extent Council would want to have a public discussion.

Council asked questions for clarification purposes, and it was agreed to discuss the matter in Executive Session regarding post meeting issues that raise legal issues that require legal assessment. Mayor Sartor clarified the meaning of attorney-client privilege to Council.

C. Council to consider approval of RUNSBORO GA 5K Community Run/Walk event, including the use of Lee Street Park, temporary road closures along the designated 5K route, and coordination with public safety agencies for traffic control and event operations.

Councilmember A. Dixon led the discussion. The Runsboro GA 5K will be held on September 12, 2026.

A motion was made to approve a temporary road closure on September 12, 2026 for Runsboro GA 5K.

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

Councilmember A. Dixon requested $1,600.00 from the Community Wellness line-item for the event. Mayor Sartor recommended that he bring the request back next month.

D. Council to consider releasing a Request for Proposal (RFP) for Sanitation Services.

Mayor Sartor said she would like to release the RFP this week and work with City Attorney Wiley regarding the length of time, a question day, and a final date. She further stated, "this does not mean that we are selecting sanitation, but feel it's worth seeing the options, cost analysis, and once it comes in, there would be a better discussion." "We will have numbers on what we are spending, trash truck replacement, and be able to have a true comparison."

Director Heard announced plans to release a Request for Proposals (RFP) for Sanitation Services. He said this action is informational only. Therefore, it does not require Council's vote, as approval is only needed when awarding a contract. The stated the purpose of issuing the RFP is to gather cost proposals and service options to allow for an accurate financial comparison, including sanitation operations, staffing, equipment replacement, landfill costs, and insurance impacts.

Staff noted significant operational challenges within Public Works, including limited staffing, reliance on a single CDL driver, and aging equipment. Outsourcing is being explored as a possible option to relieve staff pressures while maintaining service levels.

Councilmember Fox expressed concerns about public apprehension regarding outsourcing sanitation services and requested better public communication. Director Heard responded by stating meaningful public engagement would occur once concrete data is available and agreed to provide a public update—such as a social media post—to clarify that the RFP is exploratory and that community input would be part of the process moving forward.

XIII. NEW BUSINESS

A. Council to consider a Resolution regarding the Acceptance of $125,000.00 Grant from the American Beverage Foundation for a Healthy America (ABFHA) Nutrition Access, Affordability and Education Grant Program and Approval of a Memorandum of Understanding with The Salvation Army, Jonesboro Citadel Corps.

A motion was made for approval to accept the resolution regarding the $125,000.00 Grant.

RESULT: **Approved (Vote was unanimous) – The motion was rescinded**
MOVER: **Mayor Pro-Tem Miller**
SECONDER: **Councilmember A. Dixon**

City Attorney Wiley stated there should be one motion instead of two regarding the grant Resolution and MOU since they both go hand-in-hand. Mayor Pro-Tem Miller rescinded her previous motion.

A new motion was made regarding the above original language to consider approval of a Resolution regarding the Acceptance of $125,000.00 Grant from the American Beverage Foundation for a Healthy America (ABFHA) Nutrition Access, Affordability and Education Grant Program and Approval of a Memorandum of Understanding with The Salvation Army, Jonesboro Citadel Corps.

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

B. Council to discuss resolution protocol regarding JYCG.

Councilmember A. Dixon led the discussion. Mayor Sartor asked Councilmember A. Dixon to bring the resolution back at the next meeting in the proper format, as approved by the City Clerk, for her signature. She indicated minor word changes could be made and clarified. Mayor stated she had no issue approving the item; however, she would not approve it in its current format, noting that the Clerk's Office has a standard format that must be followed. Based on the structure of Jonesboro's governing body, all resolutions require approval from the Mayor along with following the City's governing process/protocol.

RESULT: **OLD BUSINESS 05/04/2026**

C. Council to discuss the Community Stroll Social event.

Mayor Sartor stated that she had approved the request to move forward and Police Chief Cato was working with the applicant in regard to appropriate street closures (Courthouse Way and Court Street). Officer(s) would be needed for the event along with additional fee(s) for public safety officer(s). Payment would be due to City Hall by 5:00 p.m. one day before the event. It was clarified that this was not a City sponsored event.

A motion was made to approve street closure of Courthouse Way on April 25, 2026 at 12:00 p.m. to 8:00 p.m. instead of 3:00 p.m. to 7:00 p.m.

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

Mayor Sartor recommended there be at least one paid police officer (depending on the numbers) during the above-mentioned duration of time.

D. Council to discuss and consider approval of a Pavement Condition Survey.

Director Heard led the discussion. He recommended the quote he received from IMS at $30,025.00. Finance Director Slaton-Dixon recommended pulling the funds from the prior year since it was not an approved item before the budget was approved. Mayor Sartor asked City Attorney Wiley if this would be considered infrastructure and if approved the first thing that would be reviewed is funding from SPLOST. Director Cole said there are payment funds that could be used as well....such as LMIG or LRA funds based on what the City received.

Director Heard clarified that $36,000.00 would include pavement, stripping, marking points, posts that the signs sit on, streets, trees impeding into the right-of-way, etc.

A motion was made to approve $39,000.00.

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

XIV. ECONOMIC DEVELOPMENT REPORT

A. Economic Development Report by Director Cole.

The report can be found in the Agenda Packet on the City's website.

XV. FINANCIAL REPORT

A. Financial Report by Finance Director Slaton-Dixon.

The presentation and report can be found in the Agenda Packet on the City's website.

XVI. REPORT OF CITY COUNCILMEMBERS

Comments by Councilmember Fox:

- Thanked Tavisha Thomas, as she has taken flight with the new community newsletter. The community should be receiving the newsletter hopefully around May or June. Thanked everybody who worked on it for their hard work and collaboration
- "Each quarter, I choose a business to support. I look for an organization that is making a positive impact in our community and then sponsor or partner with them through a community event. I partnered with Swint's Feed and Supply Garden during the first quarter. I will be partnering with Uniform Beauty (DDA Chairwoman Tiara Turner)"
- Thanked staff and residents for their continued support and look forward to continuing to serve you

Comments by Councilmember A. Dixon:

- Thanked everyone who attended and joined the meeting tonight
- Thanked everyone for being civically engaged and for taking advantage of public comments
- Spoke regarding the end of the legislative session and how great it was to see everyone at the capital throughout this year
- Thanked everyone who attended past Thursday's "Let's Roll" event
- Thanked Ms. Deborah, Mr. Richard, and DJ Yoga for everything they continue to do for JYCG
- April 11, 2026 - Thanked everyone who rolled up their sleeves and played in the dirt at the Community Garden
- April 18, 2026 - Roberts Rule of Order workshop at B'Mari Events & Art Studio at 11:00 a.m.
- April 18, 2026 - JYCG fundraiser is this Saturday at the VFW from 3:00 p.m. to 6:00 p.m.
- Thanked Mrs. Arleene Charles for her assistance with the fundraiser

Comments by Councilmember C. Dixon:

- Thanked Mr. Cole for the Economic Development Report
- City Progress – Great to see the positive progress the City is making
- Thanked Director Heard and Mr. Walker regarding the butterflies that's on Lee Street Park bathroom doors. It's very beautiful
- Happy Easter. Hope everyone had a great Easter

Comments by Councilmember Curney:

- Thanked everyone for showing up to the meeting tonight
- Shout out to the event that we held last Thursday. The mixer event went very well

- Thanked Commissioner Davis for inviting me out to speak as a Councilwoman in my official capacity at his Town Hall Meeting held April 11, 2026
- Clayton County Chamber of Commerce Gala – It was a great event and there was a great turnout
- Clayton County Day at the Capital – "It was fun and we put out a lot of good information"
- State of Clayton County – It was a great event
- GMA Newly Elected Officials Training in Tifton, Georgia – We gained a great deal of knowledge during the training
- Hope everyone had a Happy Easter
- April 19, 2026 - Atlanta Streets Alive event on Peachtree Street

Comments by Mayor Pro-Tem Miller:

- Thanked everyone for attending in person and watching online, and thanked staff for their continued service
- April 18, 2026 - Community Garden opener 11:00 a.m. to 2:00 p.m. and invited the community to participate. Encouraged residents who enjoy gardening to stop by and assist
- April 21, 2026 - Clayton County Public Schools will host a spring hiring event from 5:30 p.m. to 7:30 p.m.
- Provided an update regarding the water fountains in the park
- Thanked Public Works (sanitation team) for showing up and participating in ongoing conversations.
- Advised residents to watch for upcoming social media posts about a summer children's series and events

XVII. REPORT OF MAYOR

- The City was selected as one of the Top 12 ALMA Cities to Watch for Environmental Health, recognizing Jonesboro's early efforts to improve air quality through initiatives such as electric vehicles and planting additional trees.
- Georgia Cities Week: April 20th Ice Cream Social and April 22nd Opening of Jonesboro's Puppy Dog Park
- May is "Move with the Mayor" month and encouraged residents to participate as part of a national initiative focused on preventing cardiovascular disease and stroke; she added that updates and opportunities to join her activities will be shared on social media. The City of Stockbridge will be joining this effort
- Highlighted the new digital sign at Lee Street Park funded through SPLOST and shared that staff will work on final adjustments and explore advertising options as a potential additional revenue source.
- Reported that she and staff attended the African American Mayors Association conference and gained information on artificial intelligence and other topics
- May is Older Americans Month and that the City will host its annual senior luncheon on May 1, 2026, followed by Fitness in the Park on May 2, 2026 on Broad Street
- Summer events are being planned, including June 19, 2026 (Juneteenth) and July 2, 2026 (in honor of the 4th of July/America250 Celebration)
- Shout out to Derry Walker, the Beautification Committee, and community volunteers for helping plant and design the City's planters
- Provided an additional update on park water fountains, noting the City is evaluating replacement options, including new post-COVID style water fountains
- Recognized Public Works staff for their service and shared that she spent time assisting the department with cemetery maintenance to better understand workloads during the cutting season.

- Shout out to Tavisa Thomas for working on the City's newsletter. Requested community feedback on the newsletter name
- Encouraged residents to follow the City on social media (Facebook, Instagram, and LinkedIn) and to contact City Hall with any questions or concerns

XVIII. OTHER BUSINESS

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

At 8:14 p.m., a motion was made to go into Executive Session to discuss litigation.

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

At 10:50 p.m., a motion was made to reconvene the Work Session.

RESULT:	**Approved (Vote was unanimous)**
MOVER:	**Mayor Pro-Tem Miller**
SECONER:	**Councilmember C. Dixon**

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

A motion was made to nominate Blue Cole as City Manager, effective immediately, and give Mayor Sartor the authority to execute a contract as discussed in Executive Session for a salary of $140,000.00 with additional compensation of $600.00 for a car allowance. There will be an increase in salary of $160,000.00 after 90 days.

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

C. Council to consider approval of the Executive Session Affidavit & Minutes dated 04/14/2026.

RESULT:	**Approved (Vote was unanimous)**
MOVER:	**Mayor Pro-Tem Miller**
SECONER:	**Councilmember C. Dixon**

XIX. ADJOURNMENT

The meeting adjourned at 10:49 p.m.

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

Dr. Donya L. Sartor, Mayor

Shandrella Jewett, City Clerk