CITY COUNCIL WORK SESSION

NOVEMBER 03, 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 6:02 p.m.

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 Bobby Lester
- Councilmember Asjah Miller
- Councilmember Billy Powell
- City Attorney, David Dreyer
- City Clerk, Shandrella Jewett
- Community Development Interim Director - 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 changes were made to the Agenda:

New Business:

- Added letter F. - Council to discuss Jonesboro Police Department In-Car Radios.
- Added Letter G. - Council to consider approval of a fee for Tyler Technologies to do a data conversion on Fund 250 so that the City can manage Grant Accounting.

Old Business:

- Photos from Variance #1 - #3 were stricken. Correct photos are shown in Variance #4.

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

IV. PRESENTATIONS

None

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

- Lance VanDyke (Jonesboro Business Owner) – Spoke regarding the need for some relief from the zoning restrictions on his property.
- Dylon Corrales (Jonesboro Resident) - Spoke regarding a letter he received last week in the mail labeled, "Office of the Mayor Official Tax Update." He stated it was a political letter instead.

At this time, Mayor Sartor read the following statement – "A fraudulent letter was sent out on or around October 30, 2025 to numerous people purporting to be from the Mayors' Office (home address) titled Jonesboro Official Tax Update. The letter contained a list of slanted statements and questions based on false premises all related to derogatory things related to my role as Mayor. It is a federal law to which prohibits using the United States Postal Service to send mail with a fraudulent returned address. These political mailers are not an official tax update, they were not sent from the Office of the Mayor, and they were not sent from the purported address. These political mailers contain false or misleading information. This is being referred to the United States Postal Service Inspector General for further prosecution. The City uses metered postage and not stamped postage."

VI. PUBLIC HEARING

- None

VII. NEW BUSINESS

A. Council to discuss Conditional Use Permit Application **#25-CUP-009** submitted by Max Kovtoun for properties located at 262 and 294 South Main Street (Parcels # 06032A B002, 06032A B002Z, 06032A B003, & 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 is for a multifamily development.

Community Development Interim Director Akuta led the discussion. She stated that the item is for a conditional use approval to expand on a project that previously received a conditional use approval in August 2024. On 09/16/24, the applicant received a conditional use approval for parcels 06032A B002 and 06032A B002Z subject to conditions to permit a multifamily development consisting of three - 4 story buildings, a central amenity area, and approximately 200 residential units. The approval was conditioned on the compliance with section 86-205 Multifamily Apartments section 86-101 of the RM Multifamily District Standards and section 18-118 of the Gateway South Overlay District Standard.

Mayor Sartor clarified that "the applicant is adding a parcel (06032A B003) to the overall." The variances listed under Old Business would be tied to this condition. Next week, Council should start off by approving the additional parcel first and then the others would follow.

RESULT: PUBLIC HEARING TO BE HELD ON 11/10/25

B. Council to discuss Conditional Use Permit Application **#25-CUP-010** submitted by Sherita Cherry for property located at 8712 Tara Blvd. (Parcel # 05242B A002), Jonesboro, Georgia 30236. The property consists of 0.40+/- acres. The request is for the operation of a Technical and Trade School for cosmetology. (Staff Recommends Approval)

RESULT: PUBLIC HEARING TO BE HELD ON 11/10/25

C. Council to discuss repairs at 173 Cloud Street.

Mayor Sartor led the discussion regarding renovation of 173 Cloud Street. The City has been working closely with Lowes as a partner. Public Works Director Heard did an assessment and found a significant number of damages and repairs that need to be done. The appliances (refrigerator and stove) were not included in the quote. Therefore, the quote was for construction only. However, a second quote will be provided to Council soon. Mayor Sartor asked Council if they will consider making the repairs if she receives a renovation project quote in the amount $20,000.00. Council was okay with the matter.

D. Council to discuss an ordinance regarding a budget transfer of $5,000.00 from Tuition Reimbursement line item (100-1500-57-9100) to the Youth Council line item (100-1300-52-3450).

Finance Director Cannady led the discussion. She explained that the item was already approved regarding a transfer for the Youth Council to go on their trip. However, the Newsletter line item that the Youth Council wanted to take it from had already been used up. Therefore, the $5,000.00 could not be transferred from the Newsletter line item.

The $5,000.00 transfer would need to come from the Tuition Reimbursement line item.

The Newsletter budget started off with $6,500.00 minus the $3,690.00 that has been spent leaves $2,000.00 in the Newsletter line item.

RESULT: CONSENT AGENDA 11/10/25

E. Council to consider an agreement between the City of Jonesboro, Georgia, and Falcon Design Consultants, LLC for Comprehensive Construction Project Management Services related to 100 Gloria Drive Project (Public Works Building).

City Attorney Dreyer led the discussion and stated that Mr. Whitley would no longer be leading the project at 100 Gloria Drive. However, he would be doing work with the City in other areas (Soil Erosion Inspections). This contract would replace Mr. Whitley with Falcon Design Consultant, LLC at the same price. The deadline is November 11, 2025. Interim Director Akuta said Falcon's role would be to make sure the construction and timeline are in order and Ms. Adeboye' of Alliance Group would ensure compliance on both ends as far as what is required for code as well as the contractors. The price that was paid to Mark Whitley and the price paid to Falcon would total $31,000.00 as approved.

RESULT: CONSENT AGENDA 11/10/25

F. Council to discuss Jonesboro Police Department In-Car Radios.

Police Chief Cato led the discussion. On 12/16/24 there was an approval for the purchase of four (4) interceptor vehicles as part of reviewing the upfit quote. It was discovered that the in-car radios and camera systems were not included. A quote was received in the amount of $26,440.60 for the four (4) radios. It will take 4-6 weeks to receive the radios. He spoke regarding a purchase and the Capital Outlet line item (3200)(to be transferred from the Red Speed fund).

Mayor Pro-Tem Messick inquired about an ordinance. Mayor Sartor and City Attorney Dreyer both agreed that going forward a resolution would be done for budget transfers instead of an ordinance.

G. Council to consider approval of a fee for Tyler Technologies to do a data conversion on Fund 250 so that the City can manage Grant Accounting.

Finance Director Cannady led the discussion. She said, "because of the way the revenues were set up, all of the revenues start with zeros ....all 4 zeros. In order for finance to do grant accounting, she would need to be able to set those to a particular department. Fund 250 was not set up to do that. This was not set up during the implementation phase. She had been trying to get Tyler to do this, but they want to charge a one-time fee of $3,500.00 (flat rate) since the City doesn't have over 500 accounts. The labor fee to set this up was waived.

RESULT: CONSENT AGENDA 11/10/25

VIII. OLD BUSINESS

A. Council to discuss 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 led the discussion and provided a presentation regarding Variance Applications #25-VAR-001 through #25-VAR-004.

Mayor Sartor confirmed that 50% of the units will have balconies and that's considering second and third floor. Everyone agreed.

RESULT: PUBLIC HEARING TO BE HELD ON 11/10/25

B. Council to discuss 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 led the discussion. During the meeting, the applicant requested approval for reduced brick percentages and presented updated building elevations. Council members raised significant concerns after realizing the updated plans included a five-story condition on portions of all three buildings, despite previous understanding that the project was limited to four stories. The applicant explained that the fifth level is considered a "basement floor" due to site grading and is within the 60-foot height limit, but council members expressed that they were not notified of this change and questioned whether it would require a variance. Additional concerns were raised about fire department access, compliance with building codes, and whether the plans submitted to Fire included the five-story design. Council requested original renderings for comparison, further review from the fire department, and clarification on the building height interpretation. The applicant also presented added amenities—such as a community garden, wellness center, playground, and community room—but the primary issue remains the un-communicated addition of a fifth floor and its implications.

RESULT: PUBLIC HEARING TO BE HELD ON 11/10/25

C. Council to discuss 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.

RESULT: PUBLIC HEARING TO BE HELD ON 11/10/25

D. Council to discuss 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.

RESULT: PUBLIC HEARING TO BE HELD ON 11/10/25

E. Council to discuss FY 26 Budget.

Mayor Sartor asked Council if they had any questions pertaining to FY26 Proposed Budget.

The following line items were discussed:

- Real Property (Revenue) – Line 4
- Special Incentives (Mayor & Council) – Lines 29-35
- Office Supplies and Miscellaneous (Mayor & Council) – Lines 26-27
- Jonesboro Youth City Government (Mayor & Council)- Line 10
- Travel (Mayor & Council) – Lines 11-17
- Group Insurance (Mayor & Council) - Line 3
- Retirement Contribution (Administration) – Line 42
- Other Professional Services (Administration) – Line 50
- Election (Administration) – Line 66
- Debt Service Principal (Administration) – Line 90
- Cable and Internet Services (City Center) – Line 103
- Pest Control (City Center) – Line 102
- Group Insurance (Municipal Court Line) - Line 114
- Public Safety (Other Professional Services) – Line 137
- Community Garden (Public Safety) – Line 157
- Public Safety (Other Equipment) – Line 167
- Signs and Banners (Public Works) – Line 200
- Furniture/Fixtures (Public Works) – Line 212
- Code Enforcement (Group Insurance) – Line 223

Mayor Sartor acknowledged a budget reduction affecting the receptionist position and stated she would explore options to secure funding for it. Council was not opposed to funding the position.

Mayor Sartor told Council if they have any questions concerning FY26 Proposed Budget, to please contact her during the week.

F. Council to discuss the progress of the forensic audit.

Finance Director Cannady reported that at approximately 4:15 p.m., the City received information from Plante Moran regarding certain requested items. She stated that she would compile the materials and provide them in the morning along with emailing the information to them.

Councilmember Miller asked how much the City initially paid Plante Moran. Finance Director Cannady said she thought it was $40,000.00. Mayor Sartor said it was approved on 09/08/25 and she received the contract on 10/01/25. On 10/06/25, corrections were made and Mayor Sartor signed on 10/10/25. Mayor Sartor asked how much of the $65,000.00 was spent

because another $30,000.00 was approved. Plante Moran could bill up to $85,000.00. City Attorney Dreyer said the City had spent $15,000.00 thus far.

G. Council to discuss Jonesboro Youth City Government:

- ~~Budget Update (removed)~~
- City of Jonesboro's Internship Program

Councilmember A. Dixon said he wanted to follow up on the program that was approved in 2023. During the early part of 2025 Council approved $500.00 stipends for two (2) interns in the summer and three (3) interns in the fall. He asked for clarity on how the City would move forward in making sure the interns receive their compensation. Mayor Sartor said the invoices were never submitted for payment. Therefore, they would need to be submitted. Finance Director Cannady will assist Councilmember A. Dixon with the matter.

IX. OTHER BUSINESS

A. Executive Session for the purpose of discussing litigation, real estate, or personnel matter(s).

None

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

None

X. ADJOURNMENT

The meeting adjourned at 8:10 p.m.

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

Dr. Donya L. Sartor, Mayor

Shandrella Jewett, City Clerk