CITY COUNCIL REGULAR MEETING

SEPTEMBER 08, 2026 AT 6:00 PM

COUNCIL CHAMBERS - 1859 CITY CENTER WAY, JONESBORO, GA 30236

POST AGENDA

I. CALLED TO ORDER

The meeting was called to order by Levi Winslow (2nd grader) at 6:00 p.m.

II. ROLL CALL

The roll was called by City Clerk Jewett.

III. ADOPTION OF AGENDA

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

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

IV. MAYOR'S PRESENTATIONS

A. Mayor's Report (None)

V. PRESENTATIONS

A. Tabb & Tabb, LLC Report regarding the completed FY24 Audit.

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

VII. OLD BUSINESS

A. Council to consider approval of invoices for new water fountains.

RESULT: OLD BUSINESS

B. Council to discuss an Elected Official Initiative Funds Policy.

RESULT: OLD BUSINESS

C. Council to discuss all invoices related to 100 Gloria Drive.

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

VIII. NEW BUSINESS

A. Council to discuss Conditional Use Permit **26-CUP-005** for property located at 106 South Main Street, Parcel No. 13241D C003, Jonesboro, Georgia 30236. The subject property is zoned H-1 (Historic District). The property consists of approximately 0.06 +/- acres. The request is for loft apartments on the second floor of the existing building, with office / retail on the first floor.

RESULT: PUBLIC HEARING 9/14/26

B. Council to discuss **26-REZ-003** map amendment (rezoning) for the property located at 0 Tara Blvd, Parcel No. 05239 241002, Jonesboro, Georgia 30236. The subject property is proposed to be rezoned from C-2 (Highway Commercial) to RM (Multi-Family) for an age-restricted, senior apartment community. The property consists of approximately 6.15 acres and is also located in the Gateway South Overlay District.

RESULT: PUBLIC HEARING 9/14/26

C. Council to discuss Conditional Use Permit **26-CUP-006** for the property located at 0 Tara Blvd, Parcel No. 05239 241002, Jonesboro, Georgia 30236. The subject property is proposed to be rezoned to RM (Multi-Family). The property consists of approximately 6.15 acres and is also located in the Gateway South Overlay District. The request is for an age-restricted, senior apartment community, which requires a conditional use permit in RM zoning.

RESULT: PUBLIC HEARING 9/14/26

D. Council to discuss Variance **26-VAR-002** for the property located at 0 Tara Blvd, Parcel No. 05239 241002, Jonesboro, Georgia 30236. The subject property is proposed to be rezoned to RM (Multi-Family). The property consists of approximately 6.15 acres and is also located in the Gateway South Overlay District. The request is for a reduction in the minimum apartment unit sizes for the proposed age-restricted, senior apartment community and other miscellaneous R-M zoning standards.

RESULT: PUBLIC HEARING 9/14/26

E. Council to discuss formally recognizing second Monday in October as Indigenous People's Day rather than Columbus Day.

A motion was made to recognize October 12, 2026 as Columbus Day and Indigenous People's Day.

MOVER: Councilmember Messick
SECONDER: Mayor Pro-Tem Miller

An amended motion was made to recognize the 2nd Monday of October to celebrate the Indigenous People's Day as well as Columbus Day.

APPROVED: Approved (Vote was unanimous)
MOVER: Councilmember Messick
SECONDER: Mayor Pro-Tem Miller

F. Council to discuss City Event line-item breakdown and overall budget.

Councilwoman Curney presented a detailed analysis of the City Events budget, focusing on Juneteenth, July 2nd, and other city events. She reported that the city events account had year-to-date expenditures of approximately $178,336, resulting in a reported deficit of about $55,334. She reviewed prior council approvals, budget amendments, sponsorship revenues, and event expenditures, concluding that several spending limits and council directives were exceeded, particularly for Juneteenth and July 2nd entertainment costs.

Key concerns raised included:

- Juneteenth entertainment spending exceeded the amount authorized by council.
- July 2nd entertainment spending exceeded the approved limit.
- Procurement policies and budget controls may not have been consistently followed.
- A lack of transparency regarding some expenditures, including the Kids Zone budget request.
- The need for stronger controls over contracts, budget amendments, donations, and event spending.

Council members discussed accountability, procurement procedures, contract review requirements, and the city's recurring audit findings related to internal controls. The finance director explained that budget monitoring had historically focused on broader expenditure categories rather than individual line items but stated that future payments on over-budget line items would be halted until council approval is obtained.

The discussion concluded with concerns about fiscal responsibility and compliance with the city charter and procurement policy. Council directed the city attorney to draft a censure resolution against the mayor for consideration at the next regular meeting, citing alleged budget, procurement, and transparency issues.

City Attorney Wiley and Councilmember Curney both quoted and spoke regarding the Charter (Sec. 2-227 Penalties) - Any official found to have violated any provisions of this article may be subject to disciplinary actions by the mayor and council. These disciplinary actions may include, but shall not be limited to, public reprimand, public censure, request for resignation, the withholding of any pay/stipend of an official for service to the City of Jonesboro, or removal from office as provided in section 5.16 of the city Charter.

Lastly, the following recommendations were mentioned by Councilmember Curney:

- Until we balance our budget, at the least, no city events should be occurring for the rest of the year because our budget has been busted well over. There are two different things we can do and Mrs. Karen can explain this in better detail if she likes, but we can raise the current budget by $54,000.00 using the prior year's reserves fund balance or we can decrease the contingency funds and don't change the budget. Everything remains the same and we move the money from one line item to another. (Example: one expense line item decreases and the other would increase.)
- Only the Finance Director and one alternate finance employee (when the Finance Director is unavailable) can make changes to the budget.
- Any agenda items requiring expenditures should be accompanied by a statement showing the status of the account, money remaining in the account, and signed off by the Finance Director and the City Manager.
- Legal contracts should be reviewed and approved by the City Attorney and that is per the Procurement Policy approved on 02/09/26.
- The Finance Director shall not authorize expenditures on any item or line items that have a negative balance. This should come back before Council for approved transfer or budget amendment. If anyone is directed to avoid or disregard these rules, please report this to the governing authority
- No retroactive approval of expenditures except for legitimate emergencies and we can define exactly what that is. It may be defined inside of the procurement policy.
- Monthly budget to actual report to council for review and budget adjustment monitoring.

A motion was made for the City Attorney to draft a censure on Mayor Dr. Donya Sartor for next Monday's Regular Council Meeting (September 14, 2026). The categories/parameters to include:

- Violation of the Charter (Sec. 6.25 – Action by City Council on Budget - Letter C.) - The amount set out in the adopted budget for each organizational unit shall constitute the annual appropriation for such, and no expenditure shall be made or encumbrance created in excess of the otherwise unencumbered balance of the appropriations or allotment thereof, to which it is chargeable.
- Other information pertaining to the lack of transparency with the Kid Zone item.
- The motions that we as a Council had agreed upon, that were not followed.

RESULT: **Approved (Vote was 6 to 1)**

MOVER: **Councilmember Curney**
SECONDER: **Councilmember Fox**

The above motion was amended to add violation of the procurement policy.

RESULT: **Approved (Vote was 6 to 1)**
MOVER: **Councilmember Curney**
SECONDER: **Councilmember Fox**
YAYS: **Mayor Pro-Tem Miller, Councilmembers Messick, A. Dixon, Curney, C. Dixon, and Fox**
NAYS: **Mayor Sartor**

Councilmember A. Dixon asked City Attorney Wiley to share what a censor is and what are the next steps.

City Attorney Wiley said it is a public statement from the body that is adopted and read into the record as a statement of dissatisfaction or disapproval of specified conduct. A reprimand is a less harsh form of a censure. However, a censure is a higher form of expression of disagreement regarding certain actions taken.

G. Council to consider approval of the 2027 Holiday Schedule.

RESULT: CONSENT AGENDA

H. Council to discuss holding Regular Council Meeting session on the 3rd Monday of the month.

RESULT: CONSENT AGENDA (Effective January 2027).

I. Council to consider approval of the Agenda Protocol Policy.

RESULT: OLD BUSINESS

J. Council to consider approval to establish the Jonesboro Legacy League under the office of Community Life and include a designated $25,000.00 allocation in the FY27 Budget to support historic preservation, local history, and community education initiatives.

K. Council to discuss JYCG Code of Conduct document and Sexual Abuse Prevention Policy.

Councilmember A. Dixon recommended speaking about items K and L at the same time.

RESULT: OLD BUSINESS

L. Council to discuss JYCG Youth Protection Directive and Policy Framework.

RESULT: OLD BUSINESS

M. Council to discuss Youth Safety and Violence Prevention at City-Sponsored Events.

N. Council to consider a budget amendment regarding Councilmen A. Dixon Education & Training budget using Contingency funds to accommodate his registration for one class and certificate program to be conducted by Georgia Municipal Association:

1. Leadership class to be held October 1st and 2nd, 2026 ($315.00)
2. Leader Community & Workplace Culture Certificate Program on October 22, 2026 through May 6, 2027 ($1,500.00)

RESULT: OLD BUSINESS

O. Council to consider approval of OPB Grant Project Purchases.

A motion was made to approve the purchases.

MOVER: **Councilmember Messick**
SECONDER: **Councilmember Curney**

The motion was amended to move this item to Old Business. The motion was rescinded and Police Chief Cato will email information to Mayor and Council the documents so they can move forward with a motion to consider approval of the items on the list in the email

RESULT: Approved to rescind/withdraw the above motion and add to Old Business (Vote was unanimous)
MOVER: Councilmember Messick
SECONDER: Councilmember Curney

P. Council to discuss and consider a CDBG Grant Agreement with Clayton County regarding Battleground Playground Improvements Project.

RESULT: OLD BUSINESS

IX. OTHER BUSINESS

A. Council to consider entering Executive Session for the purpose of discussing a personnel matter(s).

At 11:30 p.m., a motion was made to enter into Executive Session.

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

B. Council to consider reconvening the Public Session.

At 12:03 p.m., a motion was made to reconvene the Work Session.

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

C. Council to consider any action(s), if necessary, based on decision(s) made in Executive Session.

A motion was made to discuss and take action regarding Code Compliance Officer, Derry Walker's grievance on September 14, 2026.

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

D. Council to consider approval of the Executive Session Affidavit and Minutes dated 09/08/26.

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

X. ADJOURNMENT

A motion was made to adjourn the meeting at 12:05 p.m.

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