CITY COUNCIL WORK SESSION

MAY 05, 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 6:00 p.m. by Mayor Sartor.

II. ROLL CALL

The roll was called by City Clerk Jewett.

Present:

- Mayor Donya L. Sartor
- Councilmember Alfred Dixon
- Councilmember Don Dixon
- Councilmember Billy Lester
- Councilmember Asjah Miller
- Councilmember Billy Powell
- City Attorney, David Dreyer
- Interim City Clerk, Shandrella Jewett
- Community Development Director, Adleasia Cameron
- Downtown Development Authority Manager, Andrew Simpson
- Public Works Director, Marcus Heard

Absent:

- Mayor Pro-Tem Tracey Messick
- Assistant City Clerk, Pat Daniel
- Police Chief, Christopher Cato

III. ADOPTION OF AGENDA

A motion was made to adopt and approve the amended Agenda.

- The letter K. was added under New Business.

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

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

- Pat Sebo-Hand (Jonesboro, GA) - Spoke regarding the City's Sanitation Policy that some residents received in the mail.

- Jessieca Sullivan (Business Owner of Jonesboro, GA) - Spoke regarding Conditional Use Permit Application #25-CUP-002 and her desire to open a Professional Training School of Phlebotomy and EKG Certification Program.

V. PUBLIC HEARING

None

VI. PRESENTATIONS

A. Proclamation Recognizing the 56th Annual Professional Municipal Clerks Week (May 4-10, 2025).

Mayor Sartor presented the Proclamation to City Clerk Jewett and Assistant City Clerk, Pat Daniel (absent).

VII. NEW BUSINESS

A. Council to discuss Conditional Use Permit Application #25-CUP-002 (per Section 2.307) by applicant, Jessieca Sullivan, to register a business for a Professional Training School of Phlebotomy and EKG Certification Program in the C-2 Highway Commercial District. The property is located at 118 North Avenue, Suite J., Jonesboro, GA. 30236. *(The Public Hearing will be held on May 12, 2025.)*

Community Development Director Cameron led the discussion. She asked Council to consider the following recommendations: provide a letter from the Clayton County Board of Health supporting the training school and certification training program. Mayor Sartor asked Director Cameron if this was customary or if she was just asking for it. Director Cameron said she was just asking for it. However, Mayor Sartor asked if the Board of Health oversees this particular certification. Director Cameron replied, "they do not". Director Cameron advised the applicant to visit the Board of Health to explain the program and answer any questions they might have. Mayor Sartor asked Council if they agree to strike the recommendation so that it won't leave the applicant at a disadvantage, given the fact that the Board of Health is not the department that licensed her. There is no required connection, and the applicant has all of her certifications from the State. The City will stick to the criteria of the application.

B. Council to consider approval of a Memorandum of Understanding Agreement between Clayton County Water Authority and the City of Jonesboro, Georgia regarding Tara Boulevard Stormwater Rehabilitation Project.

Mayor Sartor and City Attorney Dreyer led the discussion. This matter concerns the rehabilitation of a collapsed storm drain at the property located at 8405 Tara Boulevard. Councilmember A. Dixon inquired about the language in section one (1) and three (3) of the MOU regarding greenspace located at 8415 Tara Boulevard. Mayor Sartor asked Attorney Dreyer to arrange a meeting between any of the elected officials and Clayton County Water Authority (with City Attorney present) to discuss any further concerns regarding the language in the MOU.

A motion was made to table the item until May 12, 2025 Regular Council Meeting so there can be further discussion regarding section one (1) & three (3); and to possibly add two new sections: Future Use Enhancement and Community Engagement Commitment.

RESULT: **Approved to table until May 12, 2025 (Vote was unanimous)**
MOVER: **Councilmember A. Dixon**
SECONDER: **Councilmember D. Dixon**

C. Council to consider approval of a fee waiver regarding Clayton County's application to use Lee Street Park for the Sip & Sound event on the following dates: August 14 and 28, 2025, as well as September 11 and 25, 2025.

Mayor Sartor led the discussion. She stated, "for the record, I am the sponsor of certain agenda items in lieu of a City Manager." The City was approached by the County Commissioner DeMont Davis, and a chairwoman regarding this item. The event is typically held at Lake Spivey, but they are undergoing construction. The event will be held from 5:30 p.m. to 8:30 p.m. and they are expecting 200 people to attend. They are requesting a fee waiver.

Nicole Horn, Clayton County's Parks and Recreation Director spoke regarding the matter. She stated the event actually starts at 7:00 p.m., but people are welcome to come at 5:30 p.m. to get settled in. The DJ will start playing music at 5:30 p.m.

Councilmember Lester asked who would cover any damage to the park should something happen. Mayor Sartor asked Ms. Horn if she was okay with doing a Memorandum of Understanding stating they would be liable for all damages. Ms. Horn said okay.

Councilmember A. Dixon asked if a spot could be reserved for a Jonesboro business food truck. Ms. Horn said that would be fine and there is no vendor fee for all of the food trucks.

The item was placed on the Consent Agenda.

D. Council to consider approval and adoption of Ordinance #2025-004 regarding an FY 2025 Budget Transfer for:

Transfer $545.00 from Council's Education & Training GL Account (#100-1300-52-3705) to Council's Travel GL Account (#100-1300-52-3505) in order to cover travel expenses.

Councilmember A. Dixon received a scholarship from Just One More Foundation, Inc. to cover some of his expenses regarding his attendance to the National League of Cities – Congressional City Conference. However, the check arrived after the conference. A transfer was needed to cover some of his travel expenses.

The item was placed on the Consent Agenda.

E. Council to discuss 173 Cloud Street, Jonesboro, Georgia 30236.

Mayor Sartor led the discussion. This is the rental property that the City owns and is being rented on a month-to-month basis. The City is currently in the process of trying to obtain the last contract for the property. The property would need to go under a 12-month lease. She expressed some legal concerns regarding owning the property vs. renting it, as well as repairs, etc. She said if anyone has any information concerning this property to please send it to her via email and copy the City Attorney.

F. Council to discuss HEROS Crosses for Memorial Day.

Councilmember A. Dixon led the discussion. He mentioned that the community inquired about the City's plan for Memorial Day as it relates to the crosses. Mayor Sartor said the City does not have an update at this time. However, this item can be placed on May 12, 2025 Agenda under Old Business.

The item will be placed on May 12, 2025 Agenda under Old Business.

G. Council to discuss beautification at Batiste Garden Circle.

Councilmember A. Dixon led the discussion and spoke regarding the Community Pop-up Event that was held last week at Batiste Garden Circle. He said residents asked about placing a matching bench and/or seating space directly across from the other bench. He asked if the City had a line item in the budget for Beautification. Mayor Sartor said she believes the City has a budget but is unsure of the amount. She asked Mrs. Cameron if she knew the amount budgeted for Beautification.

Community Development Director Cameron said she does not know the dollar amount. However, she has worked with the county regarding their Beautification Program and was able to get businesses to sponsor these types of items. She recommended working with the Economic Development Director and local businesses to see if they can get businesses to sponsor the item(s). Councilmember A. Dixon was okay with the recommendation, but would like Director Cameron to check and see if any funds are available in the Beautification budget so the City can get mulch, plants, matching benches, etc. Director Cameron said okay and that she will also talk with the Clayton County Extension Office (which is an extension of UGA) to see if they could come out. Also, she mentioned that the City and County has master gardeners that would love to come out to help and bring those resources. Mayor Sartor said the City needs to find a way to beautify the City while making it equitable across all neighborhoods. Councilmember A. Dixon spoke regarding the Beautification Commission and the members that participated from various neighborhoods.

H. Council to discuss the City of Jonesboro's Newsletter

Councilmember A. Dixon led the discussion. He mentioned that he had spoken to Mr. Tran (IT Department) and other members of the community regarding the cost and time efficiency for the newsletter. The newsletters and labels would be printed manually by staff and handed over to the community volunteers. The deadline to submit information to go into the newsletter is May 15-20, 2025. He asked that City departments provide any highlights they would like to include in the newsletter. The newsletter is scheduled to be distributed in June 2025.

I. Council to discuss JYCG Budget Update.

Councilmember A. Dixon led the discussion. He asked if unspent grants and donations for FY23 and FY24 would have rolled over into the FY25 Budget and be reflected in the FY25 Budget. Mayor Sartor explained how the budget works and that she will have her Executive Assistant, Ms. Bentley to look into the matter in detail.

J. Council to discuss Lee Street Park concession stand transformation.

Councilmembers Miller and A. Dixon led the discussion. They would like to see a community-driven initiative aimed at providing youth in Jonesboro with paid work experience while addressing a critical need in the park. The program would run for a duration of nine (9) weeks (June 1 – August 31) at 20 hours per week and would employ five (5) youth (ages 14-18) and two (2) supervisors.

Mayor Sartor said the program is a good idea, but one of her concerns is the start date of June 1, 2025. She stated it is not enough time to get the departments together for initial planning and it would involve financing. She asked Ms. Bentley to schedule a meeting with the departments involved as early as next week to discuss further details. Mayor Sartor further expressed concerns regarding liability, cooked food vs. enclosed snacks, department of labor/work permits/stipulations, payroll, etc. She recommended trying the program on some weekends (Fridays, Saturdays, and Sundays) in June and maybe do a full implementation afterwards due to being limited on time. Councilmember A. Dixon said they do not plan on serving any food. Councilmember Miller said if they do certain events (talent show, flag football, etc.,) then there would be food trucks that the City has utilized in the past.

Councilmember Miller made a request that the vendor fees be applied towards JYCG Budget to prevent depletion of JYCG Budget. Councilmember A. Dixon said they will continue to apply for more donations and grants in order to cover the program. Mayor Sartor asked if more funds would be needed from the City in addition to the JYCG Budget. Also, she recommended doing a pop-up the first weekend in June (with volunteers) as the City work through the details.

Mayor Sartor advised Councilmember A. Dixon to place JYCG events on the May 12, 2025 Agenda as soon as possible.

K. Discussion regarding Sanitation Policy.

Councilmember Miller said Council would have appreciated an email about the Sanitation Policy so that they are not caught off guard when residents come to them concerning the policy. Mayor Sartor mentioned that in the past, the City has not always put out communication to Council, especially if it abides by policy. She stated that she had a conversation with the Public Works Director, Marcus Heard and she approved of the document that was distributed because it followed existing policy and nothing had changed.

VIII. OLD BUSINESS

A. Council to discuss the Rules of Public Comment.

City Attorney Dreyer led the discussion. He stated that at the April 14, 2025 Regular Council Meeting there was a question regarding speaker's full address being placed in the minutes under the public comment section. The City Clerk and City Attorney researched the matter and there was no Georgia Law or anything in the Charter/Ordinance requiring a speaker to state their address during public comment or to list their address under the public comment section of the minutes. However, there is specific policy regarding speaker stating his or her name and address during a public hearing only/zoning matter.

A draft document concerning Public Comment Rules was shared with Council for review. Council agreed that a resolution was not needed and to move forward with amending the sign-in sheet. The rules will be placed on the City's website and on the front board located in the entryway of City Hall.

Councilmember A. Dixon recommended a checkbox be added to the Sign-in Sheet that indicates whether the speaker is a resident or not and if the speaker is a business owner. Mayor Sartor said a box is not needed. If someone lives in the City and wants to share their information, then the line is there for them to write his or her address. If they choose not to share their address, then they just choose not to. She said anyone can share a concern regarding something that is going on in Jonesboro. Councilmember A. Dixon said we no longer want to ask for the addresses anymore. However, we just want to know if they live in the City or have a business in the City of Jonesboro. Mayor Sartor said okay and for City Clerk Jewett to add two columns that read: City of Jonesboro Resident and City of Jonesboro Business Owner.

IX. 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

X. ADJOURNMENT

A motion was made to adjourn the meeting at 7:14 p.m.

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

Dr. Donya L. Sartor, Mayor

Shandrella Jewett, City Clerk