CITY COUNCIL REGULAR MEETING

SEPTEMBER 08, 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 6:08 p.m.

II. ROLL CALL

The roll was called by Assistant City Clerk, Pat Daniel.

- Mayor Donya L. Sartor
- Mayor Pro-Tem Tracey Messick
- Councilmember Alfred Dixon
- Councilmember Don Dixon
- Councilmember Billy Lester
- Councilmember Asjah Miller
- Councilmember Billy Powell
- City Attorney, David Dreyer
- City Clerk, Shandrella Jewett - Absent
- Assistant City Clerk, Pat Daniel
- Community Development (Interim) Director – Faith Akuta
- Downtown Development Authority Manager, Andrew Simpson
- Finance Director, Donnette Cannady
- Police Chief, Christopher Cato
- Public Works Director, Marcus Heard

III. INVOCATION

Invocation by Senior Associate Pastor, Lanny Loe of First Baptist Jonesboro.

IV. PLEDGE OF ALLEGIANCE

V. 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 Item B. - Council to consider approval of a road closure extension regarding The Trans Am Takeover Georgia Celebration - October 17-19, 2025.
- Added Item C. - Council to consider approval of a Nuisance and Abatement Resolution.
- Added Item D. - Council to discuss rental property located at 173 Cloud Street.

Old Business:

- Removed Item A. - Council to discuss chargers for electric vehicles at the City Center and continuing partnership between Envirospark and the City of Jonesboro, Georgia. (Envirospark was not in attendance)
- Added new Item A. - Council to discuss JYCG Budget Reconciliation.
- Added Item C. - Council to discuss the proposed FY 26 Budget.
- Added Item D. - Council to discuss and consider approval of funds regarding the forensic audit.

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

VI. MAYOR'S PRESENTATION

None

VII. PRESENTATIONS

None

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

- Nathaniel Daniel (Jonesboro, GA) - Ceo and Founder of Blazing Mafia Superstars Dance Company. Mr. Daniel asked Mayor, Council, and the community for their support as it relates to transportation, costumes, uniforms, proper etiquette, entrepreneurship, classes that teach them financial management, etc. He stated that his goal is to make the teens better by the time they reach 18 years old. Mayor Sartor stated the business is outside of the City of Jonesboro. However, she thanked him for sharing the information and encouraged him to attend the Board of Commissioners meeting and to leave his information with her Executive Assistant.

- Jonesboro Youth City Government Members:

  Mason White (City Manager of Jonesboro Youth City Government) – Spoke regarding the operational budget for FY 2024 and 2025.

  Rylyn Allen (Secretary of JYCG) – Spoke regarding JYCG relying on city funding to run programs, organize community service events, and produce leadership opportunities for students. She stated that at the December 2, 2024 Work Session, the JYCG Budget was approved at $8,800.00. However, "we have noticed that our based allocation is missing $4,800.00 for FY 24 and $8,800.00 for FY 25." She said this has caused FY 25 Budget to start off in the negative.

  Mariam Diallo (Councilmember of JYCG) – Stated she is seeking clarification as to what funds rolled over from year to year. She said in previous years she was informed that the funds do not roll over and don't understand if they do or don't roll over. She asked Mayor and Council to explain the grants and funds that JYCG received and why they have not rolled over.

  - Clayton County Public Schools May 2023 Start-up Support - Received $1,800.00.
  - CCPS Foundation – Received $3,500.00
  - Let's Roll Skate Zone Fundraiser – Received $872.00
  - Heart, Hand, Soul Project – Received $200.00
  - Clayton County Chamber of Commerce – Received $250.00
  - Youth Service America (9/11 Day of Service) – Received $1,000.00
  - National Youth Leadership Council Teen Driver Safety Grant – Received $1,000.00
  - Kids Run the Nation/Runsboro – Received $500.00

  Total received $9,122.00 in grants and donations

Jackeline Alvarado (Treasurer of JYCG) – Stated, "without the release of the missing allocations and clear guidance of rollovers, the JYCG cannot responsibly plan or execute programs. She stated that this impacts the youth the represents the programs we serve as a Jonesboro community.

Mason White respectfully asked Mayor and Council to release the missing FY 24 allocation of $4,800.00 and to confirm and release the FY 25 allocation of $8,800.00. He asked for clear guidance on which funds roll over and which ones don't, including city funds, donations, and sponsorships.

IX. PUBLIC HEARING(S) & CONSIDERATION(S)

A. **Public Hearing** regarding 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.

Council to consider approval of the above request regarding application #25-ALC-006.

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

B. **Public Hearing** regarding 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.

Council to consider approval of the above request regarding application #25-ALC-007.

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

C. **Public Hearing** regarding 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.

Council to consider approval of the above request regarding application #25-CUP-006.

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

Conditions are as follows:

A solid fence, at least six (6) feet in height, must be installed along all property lines where the site abuts residentially zoned property, to provide adequate screening and separation between the subject property and adjacent residential areas.

D. **Public Hearing** 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.

Council to consider approval of the above request regarding application #25-CUP-007.

RESULT: **Approved with Conditions (Vote was unanimous)**
MOVER: **Councilmember Lester**

SECONDER: Councilmember A. Dixon

Conditions are as follows:

(1). Due to insufficient existing on-site parking, the applicant shall secure off-site parking arrangements, including written authorization from the property owner, to meet the minimum parking requirements as outlined in the zoning ordinance for indoor recreation facilities. Documentation of the approved parking arrangement must be submitted to and approved by the City prior to the issuance of a Certificate of Occupancy.

(2). Develop and submit a traffic control plan specifically for tournament days, subject to staff approval.

E. Public Hearing regarding 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.

Council to consider approval of the above request regarding application #25-CUP-008.

RESULT: Approved with Conditions (Vote was unanimous)
MOVER: Councilmember D. Dixon
SECONDER: Councilmember A. Miller

Conditions are as follows:

A business license shall not be applied for until a site plan has been submitted to and approved by staff.

X. APPROVAL OF MINUTES

A. Council to consider approval of the Minutes regarding 08/04/2025 Budget Meeting #2.

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

B. Council to consider approval of the Minutes regarding 08/07/2025 Budget Meeting #3.

RESULT: Approved with noted change to the language on the agenda item to read 08/07/25 instead of 08/04/25. (Vote was unanimous)
MOVER: Mayor Pro-Tem Messick
SECONDER: Councilmember Miller

C. Council to consider approval of the Minutes regarding 08/04/2025 Work Session.

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

D. Council to consider approval of the Minutes regarding 08/11/2025 Regular Council Meeting.

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

XI. CONSENT AGENDA

A. 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.

RESULT: Approved (Vote was unanimous)

MOVER: **Councilmember A. Dixon**
SECONDER: **Councilmember Miller**

XII. OLD BUSINESS

A. ~~Council to discuss chargers for electric vehicles at the City Center and continuing partnership between Envirospark and the City of Jonesboro, Georgia.~~ **(Stricken from the Agenda)**

A. Council to discuss JYCG Budget Reconciliation.

Councilmember A. Dixon expressed his appreciation to JYCG members for their continued advocacy on behalf of the JYCG program. He addressed the FY 24 funding allocations never being placed in the JYCG budget, urging the Council to consider necessary adjustments to ensure the program's ongoing activities. He stated this is time sensitive due to their upcoming Youth Symposium in Savannah, Georgia on September 19-21, 2025. He stated they have done the work to raise the donations over $9,122. He asked that the council to allocate the remainder funds for that account

Mayor Sartor replied, "$9,000.00 may have been raised, but expenses have been made after that." She asked Finance Director Cannady to come forth and speak regarding the matter.

Finance Director Cannady said, "an expense account was set up for years 23, 24, and 25 which means they just budgeted a certain amount of money for that expense." The money received from grants, donations, etc. is flowing through the general fund and it cannot happen like that. This was not set up correctly. She stated, "this is what she was trying to explain to Councilmember A. Dixon." The money has already been budgeted. It's in that line item. She said, "every dime that JYCG received has come in except for the $250.00 from the Chamber of Commerce in which she has not been able to locate." All of the other money received has been accounted for.

Finance Director Cannady said this needs to be set up as a Special Revenue Fund so that money coming in from grants, sponsorships, etc. is not flowing through the General Fund (expense account). The money would be just for JYCG. If the City decides they want to make donations to this fund, that is fine. The fund would stay open as long as there is money to fund it.

Mayor Sartor asked Councilmember A. Dixon if he had followed up with the Chamber of Commerce (Leadership Clayton Class) to see if the check was ever sent to the City. Councilmember A. Dixon said he would follow up with the Chamber of Commerce and Police Chief Cato.

Councilmember A. Dixon inquired about the $1,231.23 balance forward saying it means our donations rolled over. Finance Director Cannady stated that it did not get rolled over (in the Tyler system) and that it was in a general fund in the expense account. Finance Director Cannady reiterated that the $4,800.00 was set up as a budget expense item (in the Tyler system) which means this line item could spend up to $4,800.00.

Councilmember Miller asked Finance Director Cannady what can be done to fix the pressing issue of ensuring JYCG can attend the upcoming Youth Symposium September 19-21, 2025. The other issue can be fixed on the back end. Mayor Sartor said they have already assured JYCG that staff is working on hotels regarding their trip to Savannah, Georgia. There was a parent meeting, and the parents were assured as well. However, transportation is still pending. Mayor Sartor asked Finance Director Cannady how much money was available for JYCG. She said $3,200.00.

At this time a motion was made by Councilmember Alfred Dixon for Council to consider approval of a budget amendment in the amount of $5,021.00 to be transferred from Jonesboro's Newsletter line item to the Jonesboro Youth City Government line item.

Mayor Sartor asked Council to hold off on switching anything form the newsletter until she speak to a specific department. She asked that the total expenses for JYCG trip to Savannah, Georgia be subtracted from their balance and then allow her to allocate that funding from another line item rather than the entire $5,000.00.

Mayor Pro-Tem Messick clarified with Finance Director Cannady that she would be creating JYCG own line item for revenue and one for expenses so that this problem does not happen again. Finance Director Cannady said that is what she is doing with Fund 250 (Special Revenue Fund). However, she is working this out with Tyler. Tyler software is not pulling all of the revenues and expenses of Fund 250 into a Revenue and Expense Report.

Mayor Sartor made a motion for Council to consider approval to cover the difference from the $3,200.00 that is needed for JYCG members to go to Savannah, Georgia and for any other things that JYCG wants to do as they come up rather than just giving $5,000.00. Also, for JYCG to create a budget for the remainder of the year for approval of additional funding. This motion was not voted upon because there was a previous motion by Councilmember A. Dixon that had to be resolved.

Councilman A. Dixon appreciated Finance Director Cannady for taking the time and stated, "we've been trying to fix this thing for some time now. Since the top of the year. Maybe even longer than that. So I understand where you are as being the one person and juggling different things, but this is something that's been pressing for a long time now." Mayor Pro-Tem Messick asked Mayor Sartor if Councilmember A. Dixon could amend his motion. Councilmember A. Dixon's motion remained the same and the vote was taken regarding the motion below.

Council to consider approval of a budget amendment in the amount of $5,021.00 to be transferred from Jonesboro's Newsletter line item to the Jonesboro Youth City Government line item.

RESULT:	**Approved ($5,000.00 from the Newsletter budget line item. Vote 6 to 1)**
MOVER:	**Councilmember A. Dixon**
SECONDER:	**Councilmember Lester**
AYES:	**Mayor Pro-Tem Messick; Councilmembers A. Dixon, D. Dixon, Lester, Miller, and Powell**
NAYS:	**Mayor Sartor**

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

Finance Director Cannady advised Mayor and Council that $30,000.00 was in the Public Works furniture GL account (4100-53-1620). Mayor Pro-Tem Messick asked if a budget amendment would be made. Finance Director Cannady said she would need to make a budget amendment to transfer $16,000.00 from the Street Lighting GL account (4100-53-1231) to the furniture account line item.

A motion was made for Council to consider approval of $44,759.95 to cover the furniture cost with Corporate Environment.

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

C. Council to discuss the proposed FY 26 Budget.

Councilmember A. Dixon asked about the adjustment to the JYCG budget line item in the proposed FY 26 Budget, which reflects a 9-millage rate. The JYCG allocation has been reduced to $4,400 for FY 26. Mayor Sartor said this would give the City $4,400.00 in contingency. However, her goal is to get at least $25,000.00 in contingency. She said this budget includes

four (4) police officers, two-three (2-3) public works employees, the receptionist, and one Code Enforcement Officer.

Councilmember Miller asked if the Newsletter was in the FY 26 Budget. Mayor Sartor said she think it is because the City still have to pay for postage. She said she will bring the budget back before Council in November so that it can be reviewed again. She will be meeting with each department to identify potential cost-saving measures, with the goal of allocating at least $25,000.00 to contingency.

D. Council to discuss rental property located at 173 Cloud Street.

Mayor Sartor led the discussion. The property is a three-bedroom, one-bathroom home that is currently vacant. The City will do its National Day of Service on September 11, 2025 in partnership with Lowes at this property. The City of Jonesboro will be closed since this is a national initiative across the country.

There is one applicant (Mr. Clifford of the Public Works Department) that is interested in renting the house. He shared that he has been working with the City of Jonesboro for five (5) years and another city for 13 years. If approved, he would work with the Clayton County (CDBG Department) to do a home ownership purchase and would support the nation's movement towards workforce housing. This would be his first home purchase. Police Chief Cato will also speak with two additional officers to see if they are interested. Mayor Sartor said the selection would be based on seniority.

Mayor Sartor said the rent would range from $1,100.00 to $1,300.00 per month. After speaking with the housing authority regarding the down payment assistance program, there may be options such as utilizing a certain percentage of the money to be put into the housing authority which would be utilized towards the closing costs.

E. Council to discuss and consider approval of funds regarding the forensic audit.

City Attorney Dreyer led the discussion. Some of the Council was insistent that the total work does not exceed $95,000.00 and asked if there was a cap on the dollar amount.

A motion was made for Council to consider approval of an additional $30,000.00 for the expanded scope as requested by Plante Moran to continue with the forensic audit.

RESULT:	**Approved (Vote was 5 to 2)**
MOVER:	**Mayor Pro-Tem Messick**
SECONDER:	**Councilmember D. Dixon**
AYES:	**Mayor Pro-Tem Messick; Councilmembers A. Dixon, D. Dixon, Lester, and Powell**
NAYS:	**Mayor Sartor and Councilmember Miller**

XIII. NEW BUSINESS

A. Council to discuss Historic Preservation Commission Appointment/Applicant.

Community Director Akuta led the discussion. The name of the applicant is Christopher Williams.

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

B. Council to consider approval of a road closure regarding The Trans Am Takeover Georgia Celebration - October 17-19, 2025.

RESULT:	**Approved (Vote was unanimous)**
MOVER:	**Mayor Pro-Tem Messick**

SECONDER: Councilmember D. Dixon

C. Council to consider approval of a Nuisance and Abatement Resolution.

City Attorney Dreyer led the discussion regarding the four (4) properties, and he spoke about the changes made to the law since 2012 as it relates to the resolution.

Mayor Sartor said the item will be heard at October 6, 2025 Work Session.

The item was added to Old Business for 10/06/25 Work Session.

XIV. DOWNTOWN DEVELOPMENT REPORT

A. Downtown Development Report by Andrew Simpson, Downtown Development Manager.

Introduction of Tierra Turner – Downtown Development Board Member

XV. ECONOMIC DEVELOPMENT REPORT

A. Economic Development Report by Faith Akuta, Community Development (Interim) Director

XVI. REPORT OF CITY COUNCILMEMBERS

Comments by Councilmember A. Dixon:

- Thanked everyone for attending the meeting and for showing up for the youth
- Thanked the Sheriff's Department for their collaboration efforts with the beautification on Tara Boulevard
- 09/12/25 - Arts Clayton Juried Photography Show & Competition Opening Reception. 6 p.m.

Comments by Councilmember Lester:

- None

Comments by Councilmember Miller:

- Thanked staff for everything they do – "We have the best staff in the land"
- Thanked new DDA members for joining the DDA Board
- Thanked everyone for attending the meeting and for watching online

Comments by Councilmember D. Dixon:

- None

Comments by Mayor Pro-Tem Messick:

- Excited about the City participating in the National Day of Service on 9/11/25
- Read part of the "911 Remember Prayer" by Jim Burns

Comments by Councilmember Powell:

- None

XVII. REPORT OF MAYOR

- 09/11/25 - National Day of Service will be at 173 Cloud Street, Jonesboro, GA 30236
- 09/12/25 - Clayton County Chamber of Commerce Award Luncheon - Police Chief Cato was nominated for one of the Valor Awards
- 09/15/25 - 09/19/25 Jonesboro's Spirit Week (Staff Appreciation)
- 09/18/25 - Grand re-opening for the playground at Lee Street Park

XVIII. OTHER BUSINESS

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

At 7:49 p.m., a motion was made to enter into Executive Session.

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

At 9:30 p.m. a motion was made to reconvene the Work Session.

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

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

None

XIX. ADJOURNMENT

The meeting adjourned at 9:31 p.m.

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

Dr. Donya L. Sartor, Mayor

Pat Daniel, Assistant City Clerk

Typed by Shandrella Jewett, City Clerk