CITY COUNCIL REGULAR MEETING

JULY 06, 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 6:04 p.m.

II. ROLL CALL

The roll was called by City Clerk Jewett.

- Mayor Donya L. Sartor
- Mayor Pro-Tem Asjah Miller - Arrived at 6:07 p.m.
- Councilmember Chelsey Curney - Arrived at 7:47 p.m.
- Councilmember Alfred Dixon - Appeared via Zoom
- Councilmember Cameron Dixon - Left meeting at 8:04 p.m. & returned at 8:07 p.m.
- Councilmember Santia Fox - Left meeting at 8:49 p.m. and returned at 8:51 p.m.
- Councilmember Tracey Messick - Left meeting at 12:20 a.m.
- City Manager, Blue Cole - Appeared via Zoom
- City Clerk, Shandrella Jewett
- City Attorney, LaTonya Nix-Wiley
- Community Development Director, David Allen
- Downtown Development Authority Director, Blue Cole
- Economic Development Director, Faith Akuta
- Finance Director, Karen Slaton-Dixon – Appeared via Zoom
- Operation/Human Resource, Maria Wetherington
- Police Chief, Christopher Cato
- Public Works Director, Marcus Heard - Absent

III. ADOPTION OF AGENDA

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

RESULT: **Approved (Vote was unanimous)**
MOTION: **Councilmember Fox**
SECONDED: **Councilmember Messick**

Councilmember A. Dixon asked if the previous motion could be amended to include the removal of Georgia Power Company's Memorandum of Understanding from agenda item letter C. under Old Business.

RESULT: Approved (Vote was unanimous)
MOTION: Councilmember Fox
SECONDED: Councilmember Messick

IV. MAYOR'S PRESENTATIONS

None

V. PRESENTATIONS

None

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

None

VII. OLD BUSINESS

A. Council to consider nominations to the Ethics Board.

City Manager Cole led the discussion.

City Attorney Wiley recommended that the Council postpone this appointment until the next meeting. This will allow the Ethics Board to convene, assign the staggered terms, and provide clarity regarding which term this applicant would fill.

RESULT: OLD BUSINESS

B. Council to discuss Lee Street Park Water Fountain Update.

City Manager Cole led the discussion.

At this time, two of the water fountains are functional.

Water fountain #1. - Located in the market area, is operational, although there is a leak underneath the structure.

Water fountain #2. - Located near the amphitheater, is also partially functional; while one component is not working, the main portion of the fountain is operational.

Water fountain #3. - Located near the basketball and tennis courts. Staff have worked with the school system and the Water Authority to determine ownership of the meter. It has been confirmed that the meter belongs to the school system. Director Heard has ordered the specialty part needed for the repair, which includes a specific type of air valve that had to be specially made.

Mayor Pro-Tem Miller advised that she had spoken with Director Heard today and one of the parts came in. She said all of the water fountains should be working within the next 7-10 days. Mayor Sartor stated, by September, she would bring invoices before Council regarding the new water fountains.

C. Council to consider approving Memoranda of Understanding with Truist Bank, Clayton County Public Schools, and the Clayton County Public Schools Foundation to support implementation of the Jonesboro Education Trust (JET) Pilot Program.

City Attorney Wiley recommended that all of the MOU's be placed on the 07/13/26 Regular Council Meeting Agenda since some of the MOU's were inadvertently missing from the agenda packet.

1. Clayton County Public School Foundation MOU – Included in agenda packet

2. Clayton County Public School MOU – Missing from agenda packet
3. Clayton County Georgia Power MOU – Missing from agenda packet and was voted to be removed from the 07/06/26 agenda
4. Truist Bank MOU – Missing from agenda packet

The goal was for the City to first establish the program's framework, which would allow Councilmember A. Dixon to present the approved framework to prospective partners and have those collective partners work together to operationalize the program.

Councilmember A. Dixon advised Mayor and Council that detailed conversations had already taken place with the prospective partners, including Clayton County Public Schools, and that each party was aware of tonight's meeting.

City Attorney Wiley clarified that the program funds would be held by the bank, not the City. The funds would be owned by the parents, subject to the rules of the foundation and the bank. The City's role would be to help coordinate the program; however, the City would not direct, receive, disburse, or otherwise manage the funds. Those responsibilities would be handled collaboratively by the bank, the parents who own the accounts on behalf of their children, and the foundation.

In response to Councilmember Messick's question regarding administrative costs, City Attorney Wiley stated that any fees associated with administering the program would be addressed in the paperwork between the parent and the bank.

Councilmember Messick stated that the agreement did not include names for the individuals representing the participating entities and requested that the names of the contacts from each organization, including Georgia Power, the foundation, and the Board of Education, be provided so Council could see who had been involved in the discussions.

City Attorney Wiley explained that she had been copied on the related email communications and that Councilmember A. Dixon had been communicating with key representatives at the partner organizations. She stated that the signature lines were left blank because the proper signatory authority for each entity would need to be confirmed by the respective organizations before the documents were finalized.

City Attorney Wiley further stated that the names would be obtained before the matter returned to Council, if possible. Mayor Sartor noted that the documents identify the capacity of the individuals authorized to sign, such as executive director and/or board chair, in case the specific individuals holding those positions change.

Mayor Sartor asked whether the Jonesboro JET Foundation, a 501(c)(3), was included in the proposed agreements. City Attorney Wiley clarified that the JET Foundation had not been included as part of the program at this time and may be considered as a future partner. It is not currently a partner in the JET program proposal. She stated that she initially understood the foundation had been created to support the JET program, and City Attorney Wiley clarified that the foundation was not created for that purpose and is not included in the current proposal.

Councilmember Fox asked whether the program or Truist Bank MOU addressed situations in which parents may want their children to participate but may not meet the bank's requirements to open an account. She asked whether the bank would establish the requirements and whether the process for addressing potential barriers would be included in the MOU.

Councilmember A. Dixon explained that, in an effort to make the process cleaner, parents who choose to opt into the program would be responsible for opening an account for their child(ren) at a banking institution of their choice. Mayor Sartor confirmed that the responsibility would fall on the parent to ensure they are qualified to open the account.

City Attorney Wiley stated that Truist MOU identifies one of the bank's responsibilities as providing volunteer bankers, financial professionals, and community engagement staff to support approved JET activities. She noted that the bank may be able to assist parents with overcoming barriers that could prevent them from qualifying, and that there may be less stringent requirements under the program.

Councilmember A. Dixon said the deposit does not have to be at Truist bank only. As long as the parent has a deposit account at any bank, the parent is allowed to use their bank. Truist is not the only exclusive bank parents can use. However, they are an official partner of the program. City Attorney Wiley said no one is forcing the parents to choose one bank. As of now, we have one bank on board and that is Truist Bank.

RESULT: OLD BUSINESS

VIII. NEW BUSINESS

A. Council to discuss Conditional Use Permit Application #26-CUP-002, submitted by Reginald Ransome. The request is to operate a vehicle sales lot and office on a portion of the property. The property is located at 249 North Main Street, Jonesboro, GA 30236, Tax Map Parcel No. 13240B A005.

Community Development Director Allen led the discussion.

Community Development Director Allen stated that the subject property is the white brick building located up the road next to the blue building and generally across from Swint's Feed & Garden Supply Store. He explained that the applicant is proposing to operate a vehicle sales lot on the same property, which currently contains a mixture of other businesses, and that the proposed use requires approval of a conditional use permit.

He expressed concerns regarding the proposed auto sales business, noting that a similar dealership already operates approximately half a mile away. The area's future land use designation is intended for office, institutional, commercial, and retail development. While auto sales could be interpreted as retail. He indicated that the vision for the corridor is focused more on traditional retail, office space, and restaurant uses.

Director Allen reviewed the conditions required for a conditional use permit. A key concern was that the property would not meet the requirement that vehicle sales be the primary use of the site. The property already contains a gas station, convenience store, and multiple commercial tenants, making auto sales only one of several uses on the parcel.

Additional concerns centered on site layout, parking, and traffic circulation. The proposed vehicle display area is located near an adjacent building in an area that is not clearly striped or designated for vehicle sales. Staff noted that the site is already constrained by existing uses and expressed concerns about how inventory vehicles, customer traffic, and sold vehicles would move safely through the property.

The applicant indicated an initial inventory of approximately five to seven vehicles, with the potential to expand to as many as 20 to 30 vehicles if the business is successful. He stated that while a smaller inventory might be manageable, the site could not reasonably accommodate a larger operation. Traffic circulation and parking limitations would remain as a concern regardless of inventory size.

Based on the property's inability to satisfy the primary-use requirement, along with ongoing concerns related to parking, site circulation, and compatibility with the City's long-term land use vision, staff recommended denial of the request.

Councilmembers echoed these concerns, noting inconsistencies in the proposed vehicle count, limited available parking, and the likelihood that lower-priced “buy here, pay here” vehicles may require repairs that the site appears unable to accommodate. Council also emphasized that the city's comprehensive plan envisions higher-quality office, retail, and restaurant development in the area, rather than additional automotive sales uses. Overall, council members indicated that the staff recommendation aligns with the district's long-term development goals.

RESULT: PUBLIC HEARING 07/13/26.

B. Council to consider creating and funding a dedicated Communications and Public Engagement Coordinator Position. (Potential funds to come from contingency or personnel savings.)

Councilmember Fox led the discussion.

City Council discussed the need to create a dedicated Communications and Public Engagement Coordinator role to improve the City's communications, branding, public outreach, and community engagement efforts. Councilmembers agreed that Jonesboro is growing rapidly and that existing staff are already managing multiple responsibilities which creates a need for specialized communications support. At this time, Mayor Sartor said graphics may still be outsourced.

Key responsibilities discussed for the position included:

- Managing city communications and public engagement initiatives.
- Ensuring consistent branding, messaging, and visual identity across departments and council activities.
- Producing newsletters, social media content, press releases, and public information materials.
- Supporting community initiatives and events.
- Potentially serving functions similar to a Public Information Officer.
- Maintaining current forms, information, and public-facing communications.

The proposed salary for a full-time position was estimated between $60,000.00 and $85,000.00, depending on the final job description and responsibilities. However, rather than immediately creating a permanent employee position, Council favored pursuing a contractual arrangement through the end of the year. The rationale was that the City is still evaluating its organizational structure and wants to determine where the position would fit within the final organizational chart. A contract arrangement would allow the City to meet immediate communications needs while maintaining flexibility.

Discussion highlighted the advantages and disadvantages of both approaches:

City Attorney Wiley advised that a formal procurement process was not required and that the City could advertise the opportunity as a contract position through its website and accept applications similarly to a regular employment posting.

Council reached consensus to move forward with a contract communications position or firm as an interim solution. The City Manager was directed to:

1. Prepare and post a contract position announcement within approximately 10 days.
2. Keep the posting open for two weeks.

3. Collect proposals and applications for council review.
4. Work with city leadership to develop a more comprehensive long-term job description for a potential full-time position.
5. Continue evaluating communications, public engagement, community liaison, and public information officer functions as part of the city's broader organizational planning efforts.

The discussion concluded with agreement that improving communications is an immediate priority, while long-term staffing decisions will be made after further review of the City's organizational structure and budget considerations.

C. Council to consider adopting a resolution creating the City of Jonesboro Charter Review Committee to conduct a comprehensive review of the City Charter and governmental structure.

Mayor and Council discussed creating a Charter Review Committee to conduct a comprehensive review of the City Charter and governmental structure. Mayor Sartor stated that she had asked Attorney Wiley to drive this project.

Proposed Committee Structure:

- A 7-member advisory committee would be established.
- Members would include:
  - 3 appointed by the Mayor
  - 3 nominated by City Council
  - 1 appointed by the Clayton County legislative delegation
- The committee would be advisory only and would make recommendations to the Mayor and Council; it would not have independent authority.

Purpose:

- Review the City Charter and identify possible updates or revisions.
- Examine the current governmental structure, including the city manager language in 2017. Mayor Pro-Tem Miller said she would like to know why the City Manager form of government was done and to do a historical dive as to what form of government was chosen in the beginning.
- Consider whether the City should maintain its current structure or explore alternatives such as:
  - Strong Mayor
  - Strong Council
  - Strong City Manager forms of government

Timeline:

- Approximately 150 days for committee work.
- Final report expected within 270 days.
- Any proposed charter changes would ideally align with a future election cycle, especially if mayoral powers are affected.
- Training and Education
- Members would receive mandatory training (approximately 4 hours) before beginning their work.
- Training would likely include:
  - Guidance from Georgia Municipal Association (GMA) and legal staff.
  - Georgia Municipal Government structures.
  - Jonesboro's charter history. Several officials emphasized understanding the City's history before recommending changes.
  - Previous charter amendments and governmental changes.

Historical Review:

- Committee members will receive information on:
  - Past charter revisions.
  - Reasons behind previous governance decisions.
  - The 2017 addition of the city manager position and resulting overlaps/conflicts with mayoral duties.

Public Participation:

- Discussion focused on balancing public involvement with committee independence.
- Consensus leaned toward allowing the committee to determine when it is ready to accept public comment.
- Public meetings would remain open, but members should first become educated and organized before public feedback heavily influences discussions.
- Membership considerations
- Possibility of at least four committee members would be city residents.
- Preference would be given to applicants not currently serving on other city boards, committees, or authorities, though flexibility would remain if additional volunteers are needed.
- Officials wanted to avoid overlapping appointments and promote broader community participation.

Compensation and Expenses:

- Council discussed offering a small stipend or compensation (possibly around $100 per member for the entire process), subject to legal and budget review.
- Additional support may include:
  - Meals during lengthy meetings.
  - Training expenses.
  - Court reporting and transcription services.
  - Public notices and administrative costs.

Budget Discussion:

- Officials suggested establishing a budget up to $10,000.00 (excluding any special legal project fees.)
- The budget would cover training, meeting support, food, reporting services, and related expenses.
- Any costs exceeding the approved amount would require returning to Council for additional approval.
- Staff were asked to prepare a budget amendment showing where funding would come from.
- Mayor Sartor said she was not opposed to a $50.00 compensation overall. Mayor Pro-Tem Miller said she was onboard with the compensation amount and with providing food for the members.
- Mayor Sartor wants Attorney Wiley to provide a cost for her to do this special project and to provide feedback at the 7/13/26 Regular Council Meeting.

Before formal approval, staff will:

1. Revise the resolution to reflect council feedback and present before Mayor and Council at the next Council Meeting on 07/13/26.
2. Get the applications out and make a determination by September 2026.
3. Add mandatory training requirements.
4. Clarify public-comment procedures.
5. Address compensation options.

6. Include preference for applicants not serving on other boards.
7. Finance Director to present a proposed budget amendment to show the funding source.

The item was deferred to the following week's meeting so the revisions and budget information could be incorporated before a final vote.

RESULT: OLD BUSINESS

D. Council to consider directing the City Attorney to review and revise the City's Employee Grievance Policy to establish clear, impartial and consistent procedures for the reporting, review and resolution of employee grievances.

Councilmember Fox led the discussion and noted that the current grievance policy:

- Is only one page long and lacks detail.
- Contains gaps and ambiguities.
- Appears to conflict with portions of the City Charter.
- May no longer be adequate for a growing city with a larger workforce and more complex organizational structure.

She emphasized that Jonesboro has evolved significantly and that the personnel policies should reflect the city's growth and changing workforce.

City Attorney Wiley agreed that:

- The current grievance process needs revision.
- Certain provisions conflict with the Charter.
- There are significant gaps that should be addressed.
- The issue was previously identified as one of the more urgent personnel policy concerns.

The attorney explained that the City could revise the grievance policy now as an interim measure or wait and rewrite the entire personnel manual at once.

While she preferred a comprehensive review of the entire personnel policy manual, she acknowledged the need to address the grievance policy sooner.

Mayor and council discussed current city priorities, including budget development, Charter review efforts, Organizational restructuring discussions, and the Comprehensive Plan update. Because of these ongoing projects, several members felt it would be unrealistic to complete a full personnel policy overhaul within the next few months.

The council generally agreed to:

- Prioritize revision of the grievance policy immediately.
- Delay a full review of the entire personnel manual until later.
- Treat the grievance policy update as a stand-alone project that can later be incorporated into a broader personnel policy revision.

The City Manager and City Attorney were directed to begin work on the grievance policy update. The goal is to bring a revised grievance policy to the council by September at the latest, with August being a possible earlier target. Council requested an August status update so progress can be monitored.

Also, the City Attorney noted that future personnel policy revisions should include a clearly defined organizational chart and reporting structure, which should align with the City's overall personnel framework.

Council reached consensus to move forward with a focused revision of the employee grievance policy immediately, aiming for completion by September, while postponing a comprehensive personnel policy review until a later date when staff and legal resources are less constrained.

RESULT: OLD BUSINESS

E. Council to discuss and consider directing staff to prepare and issue a Request for Proposals (RFP) for an independent Employee Climate Survey.

Mayor Pro-Tem Miller proposed moving forward with an independent Employee Climate Survey and requested that the City issue a Request for Proposals (RFP) to evaluate multiple vendors rather than relying solely on the survey option previously provided through GMA. She stated that while the GMA proposal had benefits, she wanted to explore other companies to ensure the City finds a solution tailored to Jonesboro's specific needs.

Councilmember Fox asked if an RFP should be done. City Attorney Wiley made a recommendation for a two-tiered RFP to be done for the Employee Climate Survey. Climate surveys often involve a follow-up component to measure whether improvements have occurred over time, suggesting a potential two-phase approach.

Mayor Sartor asked whether the City would entertain a professional services agreement to manage the RFP process from beginning to end. She suggested using Alliance, a consultant that has assisted the City on previous projects, to develop, advertise, and manage the RFP process. The consultant would handle the logistics while gathering feedback from City officials on desired survey requirements. The cost/proposal from Alliance will be obtained before the next council meeting.

RESULT: OLD BUSINESS

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

Councilwoman Fox introduced the item, explaining that as the City and Council continue to grow and become more active, there is a need for a formal policy governing how elected officials can use and request special initiative funds. She emphasized the importance of having clear guidelines, structure, and expectations regarding expenditures, collaborations with community partners, and council-led initiatives.

Proposed Revisions and Input: Councilwoman Fox requested that the policy include specific timelines related to funding requests and reimbursements, saying the current draft lacked clear deadlines.

Mayor Sartor mentioned two funding methods:

1. Advance Payment Requests – when funds are requested before an event or initiative.
2. Reimbursements – when officials pay expenses and later seek repayment from the City. Reimbursements should follow principles similar to those used for City vendors and suggested establishing standard processing timelines. She also noted that council members should not receive special treatment compared to vendors.

Timeline Recommendations: The discussion produced general agreement on adding clear deadlines to the policy:

- Requests for advance funding should be submitted at least 14 days before the funds are needed.
- Reimbursements should be processed within 14 days after all required documentation is submitted, with a maximum payment window consistent with City payment procedures.

- The policy should also prevent last-minute funding requests, such as requesting a check only a few days before an event.

Councilwoman Fox stated that estimating costs in advance can sometimes be difficult and expressed support for allowing both advance payments and reimbursement options, provided the rules and timelines are clearly defined in the policy.

The Approval Process: Councilwoman Fox said the approval should be by the Mayor and Council vs. Staff being that it is coming out of Mayor & Council's Special Initiative Funds. Mayor Sartor referenced page 146 in the agenda packet and recommended using the same approval process that is done with checks/check requests. Funding would need to be verified first, and then the Mayor and City Manager would check to see if the request is in alignment with existing policy. Councilmember C. Dixon said he is okay with the approval process but would like for the reimbursements to happen with a sense of urgency.

Staff were directed to incorporate the feedback and continue refining the policy for future consideration.

At this time, Councilwoman Messick raised concerns about how the proposed Special Initiative Funds Policy would affect community programs that often require flexibility, particularly holiday and family-support initiatives. She noted that event costs are sometimes difficult to predict in advance and asked whether officials could obtain pre-approval for estimated amounts and later submit receipts for reimbursement.

During the discussion, she sought clarification on what types of expenditures are legally allowable under Georgia's restrictions on the use of taxpayer funds. She specifically questioned whether initiative funds could be used for programs providing food assistance or gift cards to families in need. The City Attorney explained that direct gifts or gift cards generally raise constitutional concerns unless structured to provide a clear public benefit. Overall, Councilwoman Messick supported the policy but encouraged staff to make it flexible, practical, and clear enough to support community service initiatives while remaining legally compliant.

Mayor Pro-Tem Miller emphasized the importance of preserving community-focused programs, such as food assistance efforts conducted with local schools and community partners, and requested that the policy help officials understand how to legally carry out those initiatives rather than prevent them. She also advocated for practical improvements to the policy, including:

- Allowing reimbursement flexibility for unforeseen event expenses.
- Creating a digital submission process for requests and supporting documentation.
- Providing council members with tax-exempt purchasing forms and information on approved vendors.

At 8:04 p.m. Councilmember C. Dixon left the meeting. He returned at 8:07 p.m.

Lastly, Mayor and Council spoke about private donations, sales tax form, authorizing purchases, and potential prior authorization not being required if the costs are under $25.00 (example: a bag of ice for an event on the day of the event).

Mayor Sartor said this will be on 7/13/26 Agenda and the Finance Director can work on this since City Manager Cole will be on vacation.

RESULT: OLD BUSINESS

1. Council to consider a check request for reimbursement to Councilmember Alfred Dixon dated 05/19/26 in the amount of $41.42 regarding smoothies from Fresh Smoothie Cafe for participants at a community garden cleanup day.

   Mayor Sartor said she was not aware of a Community Garden Clean-up Day because the one that she was aware of had taken place already. She stated the event was not on the City's calendar. Therefore, she asked if he had a flyer and who was present. Mayor Sartor told Councilmember A. Dixon once he provides the flyer and write the names of who the smoothies were for on the receipt, she will review the request again. Councilmember Fox said the policy needs to state what the documentation should be.

   City Attorney Wiley clarified that Council is talking as if they are creating policy tonight and that is not what is happening. Staff were tasked to do this. The Finance Director has not reviewed the proposed policy per the City Manager. The Finance Director will help create and shape this policy. In her opinion, Council is creating a way to resolve these pending four (4) items tonight while the City's professional staff develop a policy for moving forward.

   Mayor Sartor said Councilmember A. Dixon does not have to worry about submitting a sign-in sheet this time, but going forward Council should submit a sign-in sheet of participant(s). The request for $41.42 was approved.

   Councilmember A. Dixon said he would provide the flyer.

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

   Councilmember A. Dixon amended his motion for the check request to be processed and paid off by Friday, July 10, 2026 or sooner.

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

   Councilmember Fox left the meeting at 8:49 p.m. and return at 8:51 p.m.

2. Council to consider a check request for reimbursement to Councilmember Alfred Dixon dated 05/19/26 in the amount of $100.00 for photography service regarding the 05/17/26 "Is Your House In Order" event.$100.00 Reimbursement for DJ Services.

   Finance Director Karen Slaton-Dixon said if Councilmember A. Dixon provides a written statement, then she is okay with recommending approval.

   Mayor requested that a signed statement and the request would be approved by Friday.

   RESULT: **Approved with written statement, then reimbursement to be issued within seven (7) days . (Vote was unanimous)**
   MOVER: **Mayor Pro-Tem Miller**
   SECONDER: **Councilmember A. Dixon**

3. Council to consider $250.00 Reimbursement for Photography.

   RESULT: **Approved with written statement, then reimbursement to be issued within 7 days. (Vote was unanimous)**
   MOVER: **Mayor Pro-Tem Miller**
   SECONDER: **Councilmember A. Dixon**

4. Council to consider Fox $499.99.

RESULT: **Approved with itemized receipt(s) from Amazon and reimbursement to be issued within seven (7) days. (Vote was unanimous)**
MOVER: **Councilmember A. Dixon**
SECONDER: **Councilmember C. Dixon**

G. Council to discuss and consider a Check Request Reimbursement Policy.

City Manager led the discussion. Mayor Sartor said parking is the only thing not approved in advance. Mayor Sartor wants the Finance Director to get with the City Manager to review the policy. City Manager said most of the information is in the procurement policy.

It was stated that there are no personal entertainment.

Councilmember A. Dixon asked about the pre-approval process.

Mayor Sartor said she understands that incident happens, similar to buying a bag of ice for an event. Therefore, she is okay with up to $25.00 of incidentals. Mayor Pro-Tem Miller recommended putting this on August Work Session to give staff time to compile a quality document. Mayor Sartor asked if there were any upcoming reimbursements. Councilmember A. Dixon said he has JYCG Onboarding reimbursement and Councilmember Fox said she had parking reimbursements from the GMA Convention that was held in June.

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

H. Council to consider adopting a resolution to increase Mayor Sartor's travel budget line item 100-1300-52-3500 in the amount of $5,000.00 from contingencies line item.

Going forward if Mayor or Council have a GMA position, that their respective budget be increased as well.

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

I. Council to discuss and consider meeting dates and set advertised millage rate for the upcoming budget.

Councilmember Messick recommended the millage rate be posted at 12 mils.

RESULT: **Motion Failed due to Council agreeing to amend the motion.**
MOVER: **Councilmember Messick**
SECONDER: **Councilmember A. Dixon**

The above motion was amended for this item to be tabled next week, 7/13/26.

RESULT: **Motion Failed due to Council agreeing to place item on Old Business.**
MOVER: **Councilmember Messick**
SECONDER: **Councilmember A. Dixon**

Councilmember Messick rescinded her motion, and the matter was added to Old Business for 7/13/26 Regular Council Meeting.

RESULT: OLD BUSINESS

In regard to the millage rate, a motion was made to have a Special Called Meeting on 9/16/26 at 10:00 a.m. and 6:00 p.m. and the final Special Called Meeting on 09/23/26 at 5:00 p.m. as the final adoption meeting.

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

J. Council to consider adopting a resolution reconstituting the governing board of the Urban Redevelopment Agency of the City of Jonesboro as an independent board of commissioners and superseding the 2024 designation of the Downtown Development Authority membership as the URA board.

City Attorney Wiley led the discussion. The law allows for the DDA to serve as the URA. 2015 Board of Commissioners was composed of elected and non-elected officials. The DDA board can serve as a URA Board Member per State Law. Some cities have three (3): DDA, URA, and Development Authority. Those who receive DDA training would be the same/similar training for URA and would only need to do one of the trainings. Also, it was noted that a Public Notice must be done and there was nothing to prevent the DDA and URA from partnering together.

Councilmember Fox said she was okay with a board structure of three (3) elected officials and 4 members of the community.

A motion was made in regard to the size of the URA Board consisting of seven (7) members.

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

Mayor Pro-Tem Miller clarified the make-up of the seven (7) members for the URA Board consisting of 3 elected officials and 4 members of the community.

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

The nomination and terms will be discussed during the 07/13/26 Regular Council Meeting.

RESULT: OLD BUSINESS

K. Council to discuss and consider a resolution regarding a CDS grant award from Congressman David Scott, 13th GA House District.

The City has been awarded approximately $1.01 million and $3.4 million in federal funding through the CDS program. Mayor Sartor identified errors in the resolution included in the agenda packet and requested that the item be postponed until corrected. It also contains inaccurate references to fiscal year timelines. FY 26 has been awarded already. The mayor, city manager, and city Attorney agreed the resolution should be rewritten to accurately reflect the grant award and acceptance process.

The purpose of the resolution is not to authorize a grant application, because the application has already been submitted and approved. Instead, the resolution should simply formally accept the awarded funding. The mayor noted that while the grants have been awarded, the funds have not yet been fully received. The City will need to complete required federal procedures and training before drawing down the funds. Because the grants involve HUD funding requirements; the City will later need to determine how the grants will be managed and administered.

The item will automatically roll over to Old Business for the next meeting. The revised resolution will be prepared and included in the packet for Council consideration and possible approval at that time.

RESULT: OLD BUSINESS

L. Council to consider Clayton County Prison's Labor Contract and Inmate Supervision Agreement.

City Manager Cole led the discussion. The agreement provides inmate labor to assist the City's Public Works Department, primarily for right-of-way maintenance such as mowing and vegetation control. The contract allows the City to use an inmate work crew for right-of-way maintenance and potentially other large public works tasks when additional labor is needed. The prison provides the crew and equipment used for mowing and related work.

City Attorney Wiley stated that there was no specified timeframe in the agreement. City Manager Cole mentioned the agreement is not a fixed-term contract and either party can terminate the agreement at any time. Also, the City can adjust its use of the crew based on seasonal needs.

It was indicated that the prison provides mowing equipment for growing season work but additional discussions would be needed regarding winter cleanup activities such as leaf collection.

Concerns we expressed about spending approximately $13,000.00 annually on inmate labor when some Public Works equipment reportedly still needs repair. A suggestion was made to focus on fixing existing equipment and supporting in-house staff rather than relying too heavily on outside labor. The primary issue is insufficient labor, not equipment. Public Works cannot keep up with right-of-way maintenance during peak growing season even when equipment is operational.

- The inmate crew supplements city staff and focuses only on right-of-way work, not parks, cemeteries, or other routine Public Works responsibilities.
- An inmate crew typically consists of eight workers, providing significantly more labor than the city could hire for a similar cost.
- Council agreed to delay action until the following week.
- Public Works Director Heard to provide additional input before a final vote.
- The item was not placed on the consent agenda so it can receive further discussion and consideration.
- No vote was taken.

RESULT: OLD BUSINESS

IX. OTHER BUSINESS

A. Council to consider Executive Session for the purpose of discussing litigation, real estate, and a personnel matter.

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

Point of Personal Privilege by Councilmember A. Dixon – Please keep R.J. and his family in your prayers. The Safe Home Initiative will be discussed at the 07/13/26 Regular Council Meeting.

B. Council to consider reconvening the Work Session at 12:35 a.m.

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

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

A motion was made for Council to consider approval to authorize the purchase of 141 Smith Street for $125,000.00 subject to an appraisal and negotiated purchase and sales agreement; Mayor Sartor is authorized to execute all necessary documents to complete the purchase on behalf of the City; and the City Attorney is authorized to order a title search, appraisal, and survey as necessary to satisfy contingency requirements.

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

D. Council to consider approval of the Executive Session Affidavit and Minutes dated 07/13/26.

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

X. ADJOURNMENT

The meeting adjourned at 12:37 a.m.

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

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Dr. Donya L. Sartor, Mayor Shandrella Jewett, City Clerk