

**CITY OF JONESBORO
WORK SESSION
170 SOUTH MAIN STREET
February 3, 2020 – 6:00 PM**

MINUTES

The City of Jonesboro Mayor & Council held their Work Session on Monday, February 3, 2020. The meeting was held at 6:00 PM at the Jonesboro Police Station, 170 South Main Street, Jonesboro, Georgia.

AGENDA

- I. **CALL TO ORDER - MAYOR JOY B. DAY**
- II. **ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER**

Attendee Name	Title	Status	Arrived
Donya Sartor	Councilmember	Present	
Tracey Messick	Councilmember	Present	
Bobby Lester	Councilmember	Present	
Billy Powell	Councilmember	Present	
Pat Sebo-Hand	Councilmember	Present	
Ed Wise	Councilmember	Present	
Joy B. Day	Mayor	Present	
Ricky L. Clark	City Manager	Present	
Pat Daniel	Assistant City Clerk	Absent	
Joe Nettleton	Public Works Director	Present	
Cable Glenn-Brooks	Executive Assistant	Present	
David Allen	Community Development Director	Present	
Derry Walker	Chief Code Officer	Present	
Wilfred Norwood	Interim Chief of Police	Present	
Sandra Meyers	Finance Officer	Present	
Maria Wetherington	Administrative Assistant	Present	

- III. **INVOCATION - MOMENT OF SILENCE**
- IV. **ADOPTION OF AGENDA**

1. Motion to adopt the agenda as presented

RESULT: APPROVED [UNANIMOUS]
MOVER: Ed Wise, Councilmember
SECONDER: Billy Powell, Councilmember
AYES: Sartor, Messick, Lester, Powell, Sebo-Hand, Wise

V. **WORK SESSION**

1. Discussion regarding Application #20-ALC-001, a request for retail package sales of distilled spirits (liquor store) for Tara Package, located at 8525 Tara Boulevard by Hyonmi Tak.

RESULT: PUBLIC HEARING REQUIRED Next: 2/10/2020 6:00 PM

2. Discussion regarding 2020 update to the Georgia state minimum standard building codes.

RESULT: NO ACTION REQUIRED

New updates will be handled internally.

3. Discussion regarding a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding updates and additions to Article XVII – Additional Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.

RESULT: PUBLIC HEARING REQUIRED Next: 2/10/2020 6:00 PM

4. Discussion regarding Ordinance #2020-002, a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding further revisions and updates to the "Table of Uses Allowed by Zoning District", Section 86-204, of Article VI – Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances. (Tabled from January.)

RESULT: PUBLIC HEARING REQUIRED Next: 2/10/2020 6:00 PM

5. Discussion regarding proposed 2020 Municipal Fee Schedule.

RESULT: CONSENT AGENDA ITEM Next: 2/10/2020 6:00 PM
5K Race

- **Increase the rate for 5k to \$4,000.00**
- **Limit the number of races to four per year**
- **Application must be submitted within 60 days of the event.**

6. Discussion regarding remedial services at 144 Smith Street.

RESULT: CONSENT AGENDA ITEM Next: 2/10/2020 6:00 PM

7. Discussion regarding the 2020 SPLOST referendum and associated project list to be submitted on behalf of the City of Jonesboro.

RESULT: CONSENT AGENDA ITEM Next: 2/10/2020 6:00 PM

8. Discussion regarding budget amendment for an increase to the Solicitor and Municipal Judge salary.

RESULT: MAJORITY CONSENSUS TO TABLE NEXT: 2/27/2020 9:00 AM

VI. OTHER BUSINESS - NONE

VII. ADJOURNMENT

1. Motion to adjourn at 7:26 PM

RESULT: APPROVED [UNANIMOUS]
MOVER: Billy Powell, Councilmember
SECONDER: Ed Wise, Councilmember
AYES: Sartor, Messick, Lester, Powell, Sebo-Hand, Wise

JOY B. DAY – MAYOR

RICKY L. CLARK, JR. – CITY MANAGER



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

54

- 4

COUNCIL MEETING DATE
June 1, 2020

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Discussion regarding the revised 2020 Intergovernmental Agreement for the Use and Distribution of proceeds from the 2021 Special Purpose Local Option Sales Tax for Capital Outlay Projects.

Requirement for Board Action (Cite specific Council policy, statute or code requirement)

Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal)

Yes

Economic Development

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Over the past few months, Legal Counsel has worked with Clayton County on potential revisions to the SPLOST IGA concerning the distribution of the SPLOST proceeds. . Importantly, the latest revisions include the specific percentages and dollar amounts the cities and the county will receive under the IGA. This will ensure that the cities receive the amounts listed on Exhibit B, and the 75mil debt should not affect amounts the cities receive.

Though the County initially agreed to the revisions concerning the sale of SPLOST purchased property to a private party, they have since changed their position and rejected our proposed revision to Section 1(E):

The County and Municipalities agree that each approved SPLOST project associated with this Agreement shall be maintained as a public facility and in public ownership. If ownership of a project financed pursuant to this Agreement is transferred to private ownership within 10 years of the SPLOST expiration, the proceeds of the sale shall, for the purposes of this Agreement, be deemed excess funds. Any The excess funds of the County or municipalities shall be disposed of as provided under O.C.G.A §48-8-121 (g)(2). The excess funds of any Municipality shall be used for the purpose of reducing any of its indebtedness. If there is no such indebtedness, or if the excess funds exceed the amount of any such other indebtedness, then the excess funds shall be paid into the general fund of the Municipality and used to improve, repair, or maintain any of its existing capital outlay projects.

As it is written now, if a city sells SPLOST property to a private entity within 10 years of the termination of SPLOST, the funds are deemed "excess" and must be paid to the County to lessen its general indebtedness as a result of SPLOST, or if no such debt was issued, to decrease the County's ad valorem taxes.

Please find attached the proposed list of projects for the SPLOST 2021 program. The unpopularity of property taxes and the simplicity and perceived fairness of sales taxes have made the County Special Purpose Local Option Sales Tax (SPLOST) a popular method for financing needed capital projects. The passage rate in Clayton County for SPLOST programs have been very successful in previous years. As

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

June, 1, 2020

Signature

City Clerk's Office

this may be the first time for some of you participating in a SPLOST initiative, I will attempt to provide a brief overview of the SPLOST program.

WHAT IS A SPLOST? A SPLOST is an optional one percent county sales tax used to fund capital outlay projects proposed by the county government and participating qualified municipal governments. In general, county and municipal governments may not use SPLOST proceeds for operating expenses or maintenance of a SPLOST project or any other county or municipal facility or service. The tax is imposed when the board of commissioners calls a local referendum (i.e., vote) in conformance with O.C.G.A. § 48-8-111 and the referendum is subsequently passed by the voters within that special district (i.e., county). The tax is collected on items subject to the sales and use tax within the county. The SPLOST is also imposed on the sale of food and nonalcoholic beverages, which are not subject to the state sales tax, and is also imposed on the sale of alcoholic beverages. SPLOST also applies to sales of motor fuels as "prepaid local tax" (meaning it is collected at the distributor level) under O.C.G.A. § 48-8-2. Several factors determine the length of time that a SPLOST may be imposed. In general, the tax may be levied for up to five years. If the county and municipalities enter into an intergovernmental agreement, the tax may be imposed for six years. If no intergovernmental agreement exists and a "Level One" project is included, then the tax must run (1) for five years, if the estimated cost of all "Level One" projects is less than 24 months of estimated revenues, or (2) for six years, if the estimated cost of all "Level One" projects equals more than 24 months of estimated revenues.

The County started the SPLOST process back in early October with a hard deadline to have all projects submitted by the end of October. As you may recall, we discussed this in our previous work session. Based upon the previously agreed upon distribution, the City of Jonesboro receives 1.82% of the total SPLOST collection or \$4,955,039 – remember, this was the forecasted amount not the actual collection. All meetings to date have been with County Staff and Municipality Staff – no elected officials.

Based upon our strategic planning retreats and other planning initiatives, the following projects have been put forth for the City to be included in the 2021 SPLOST Project; however, remember it is non-binding as our Council has not ratified our official project list:

Project #1 – Real and Personal Property for Broad Street

Description - As the first piece of the connection between Jonesboro's Main Street and Lee Street Park, the Broad Street Plaza will stimulate new activity in the downtown core and serve as a linchpin in the revitalization of the entire block Between Broad Street and Riley Way. The project consists of the improvement of landscaped areas to include parking, a pavilion and bathroom facilities. In addition, it also includes a new streetscape for Broad Street, including the removal of existing street improvements and the installation of new street and pedestrian improvements.

Project #2 – Real and Personal Property for City Government Buildings including a new City Center Initiative

Description: Based upon a recently completed Comprehensive Plan Document and Livable Centers Initiative, the city has begun work on a new City Center. The current 2,971 sq. feet building was erected in 1923 and has served as the City Hall/Administrative Office for over 15 years. Based upon the demand for City Services and needed expansion of staff, the current facility is no longer adequate. In addition to the space needs, the facility also in need of major renovations. Further, the 9,273 sq. feet facility currently serving as the Jonesboro Police Department, Council Chambers and the Municipal Courtroom is also in a state of disrepair. The 2016 Blueprint identified the "momentous opportunity" to construct a new Municipal Complex to replace the existing City Hall, Police Station, Council Chambers, and Municipal Court buildings, and consolidate these functions into a single space. The site was chosen because of its proximity to Lee Street Park and its opportunity to create a "landmark anchor" for the area, and because it

would be a highly visible and accessible location. In an effort to advance the project, the City has already assembled 95% of the property necessary for the construction of the new City Center.

Project #3 – Road, Street, Bridges and Public Infrastructure

Description: Continued Sidewalk/Trail/Street Improvements including additions and improvements. Resurfacing/milling/repaving of existing roadway to include ROW acquisition, striping, signage, etc.

As the County has yet to provide an anticipated collection rate, we did not associate dollars with our request.

The following was a timeline proposed by the County:

October 3: Kick-off Meeting

- October 18: Submit Draft Projects
- October 25: Meeting (Project presentation)
- November 1: Finalize SPLOST Project List
 - Tuesday, November 5 (tentative adoption of resolution for authorizing signature of Intergovernmental Agreement- Board of Commissioners)
- November 5-November 30: -Sign Intergovernmental Agreements
- December 3: Board of Commissioners Adopt Resolution for Imposition of SPLOST
 - January 6, 2020: Public Call for Referendum
- Tuesday, March 24, 2020- Referendum on Ballot
 - Public provided an opportunity to give feedback and input about potential SPLOST 2020 projects
- Advance Voting:
 - March 2 Advance voting starts
 - March 14 & 15 Saturday and Sunday Voting
 - March 20th- Last Day of Advance Voting
 - SPLOST 2020 Referendum:
 - March 24th at respective precincts

For the purpose of ensuring passage of our SPLOST, I kindly ask that you review the information above and provide any questions that you may have. Further, I would ask that each of you appoint two representatives to form a "Jonesboro SPLOST Ambassador Committee" to ensure that our residents are informed about the upcoming SPLOST vote. This item will be a topic of discussion at our November Worksession and I kindly request that names of those individuals to be submitted at that time. The County will also form a Citizen Review Committee that will include representation from both the County and Cities.

As the process begins to evaluate the "wish list" of projects submitted county-wide, the following criteria has been developed:

- *How will this project help meet the Public safety, Basic Facilities/Infrastructure, and/or Quality of Life needs in Clayton County?*
- *Why should this project be considered for SPLOST 2020?*
- *Project Goals & Objectives, when should this project be completed?*
- *Is this project recommended/included in any approved Land use plan, Master plan, or Service Delivery Plan? If yes, explain and provide necessary information.*
- *What is the projected operational impact cost for this project?*

Fiscal Impact*(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)***5.4****Exhibits Attached** *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

- 2020 SPLOST Intergovernmental Agreement (w city-county edits) (Final)
- Copy of SPLOST 2020 Project Cost Recommendations-Final(2) 1-10-2002)

Staff Recommendation *(Type Name, Title, Agency and Phone)***Approval**



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

102

- 2

COUNCIL MEETING DATE
June 8, 2020

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Council to consider approval of the revised 2020 Intergovernmental Agreement for the Use and Distribution of proceeds from the 2021 Special Purpose Local Option Sales Tax for Capital Outlay Projects.

Requirement for Board Action (Cite specific Council policy, statute or code requirement)

Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal)

Yes Economic Development

Summary & Background

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Typed Name and Title

Ricky L. Clark, City Manager

Date

June, 8, 2020

06/01/20
ITEM

City Council
Next: 06/08/20

CONSENT AGENDA

Signature

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