The City of Conyers City Council met on Wednesday, November 4, 2026 in Council Chambers. Members in attendance were Mayor Connie Alsobrook and Council Members Charlie Bryant, Gerald Hinesley, Valyncia Smith, Anthony Pacheco and Sherri Washington.

Call to Order: Mayor Connie Alsobrook called the meeting to order at 6:00 p.m.

Invocation: The invocation was given by Council Member Pacheco.

Pledge of Allegiance: The Pledge of Allegiance was led by Mayor Alsobrook.

Agenda Revisions: There were no agenda revisions.

Approval of Minutes:
Council Member Gerald Hinesley made a motion to approve the minutes from the October 21, 2026 work session. Council Member Charlie Bryant seconded the motion. Mayor Alsobrook called for a vote of the council. All council members voted aye. Mayor Alsobrook declared the motion carried.

Council Member Charlie Bryant made a motion to approve the minutes from the October 21, 2026 Council Meeting. Council Member Gerald Hinesley seconded the motion. Mayor Alsobrook called for a vote of the council. All members voted aye. Mayor Alsobrook declared the motion carried.

Presentations:
- Deputy Chief of Police Kim Lucas presented Cathy Williams with her award for 25 years of service.

Citizen Comments: There were no citizen comments.

Agenda Items:

New Business

Reappointment of Lyudmila Mandzyuk to the Conyers Housing Authority from September 11, 2026 through September 11, 2027. Council Member Charlie Bryant made a motion to approve the reappointment. Council Member Valyncia Smith seconded the motion. Mayor Alsobrook called for a vote of the Council. All members present voted aye. Mayor Alsobrook declared the motion carried.

Consent Agenda:
(Items under this section have been discussed at prior public meetings and will be presented for consideration as one single item. Only one vote will be taken for all items listed below.)

- **Resolution Number 782, a resolution to ratify an agreement for the purchase of 0.17 acres of real property located at 1067 Loyd Street, Conyers, Georgia (tax parcel ID number C100010010) for the sale price of $72,500.00; to delegate to the City Manager of his designee the authority**

Nov. 4 minutes: Resolution 782 on the consent agenda

Source: City of Conyers, Open Records Request CH-349-2026 (PDF page 10) | CJ Lester Investigates

present voted aye. Mayor Alsobrook declared the motion carried.

Consent Agenda:
(Items under this section have been discussed at prior public meetings and will be presented for consideration as one single item. Only one vote will be taken for all items listed below.)

- **Resolution Number 782, a resolution to ratify an agreement for the purchase of 0.17 acres of real property located at 1067 Loyd Street, Conyers, Georgia (tax parcel ID number C100010010) for the sale price of $72,500.00; to delegate to the City Manager of his designee the authority**

Nov. 4 minutes: Resolution 782 on the consent agenda

Close-up | Source: City of Conyers, Open Records Request CH-349-2026 (PDF page 10) | CJ Lester Investigates

to execute and deliver all documents required to effectuate the intent of this Resolution; and for other purposes.

- **Request for Mayor and Council to approve a contract between the City of Conyers and Summit Construction and Development for the West Avenue Roadway project in the amount of $1,495,458.51.**

Council Member Gerald Hinesley made a motion to approve the above items. Council Member Charlie Bryant seconded the motion. Mayor Alsobrook called for a vote of the Council. All members present voted aye. Mayor Alsobrook declared the motion carried.

Committee Reports:
Council Member Anthony Pacheco announced that the roof replacement project at Cherokee Run Golf Club scheduled for completion next week. The ice-skating rink is under construction and the decking is being installed. The rink is scheduled to open on November 20 and remain open thru February 15, 2027. Also, the city will begin installing Christmas lights beginning next week, in preparation of the holiday season quickly approaching.

Council Member Valyncia Smith announced that Sprouts has opened! She also announced that First Watch will be opening November 16.

Council Member Gerald Hinesley stated the fiscal year 2026-2027 budget has been posted to the website. He and the mayor met with the auditors and they were again very complimentary of the city and how smoothly the transition to the new Chief Financial Officer Ashley Drummond has been.

Council Member Charlie Bryant reported that the roof at Cherokee Run is progressing well and looks very nice. He noted that the horse park recently hosted the Horse Show Ventures Horse Show and the Southern Smoke Bully Bash dog show. The upcoming events include the Newton County Saddle Club horse show as well as the Atlanta Youth Dressage Challenge and the North Georgia Steamers public ride day. There is also a Steeplechase Stampede for people to bring their pets and run a 5K race. The Ryder Cup Golf Tournament is coming up as well and their will be a tournament at Cherokee Run to compliment it.

Council Member Sherri Washington stated she attended the IACP Conference and it was a wonderful event with a lot of great material. Also, the Georgia International Horse Park has been named an opportunity zone.

City Manager's Update: City Manager Kameron Kelley stated we had a very successful Spooky Skelebration with over 1000 kids in attendance. The IT department has kicked off the new website design. The employee Thanksgiving luncheon will be held on November 19 from 11:30 a.m. until 1:00 p.m. The Festive Night of Lights will be held on November 21. Finally, the city was showcased in the latest edition of Georgia Trend.

Nov. 4 minutes: one vote with the West Avenue contract

Source: City of Conyers, Open Records Request CH-349-2026 (PDF page 11) | CJ Lester Investigates

to execute and deliver all documents required to effectuate the intent of this Resolution; and for other purposes.

- **Request for Mayor and Council to approve a contract between the City of Conyers and Summit Construction and Development for the West Avenue Roadway project in the amount of $1,495,458.51.**

Council Member Gerald Hinesley made a motion to approve the above items. Council Member Charlie Bryant seconded the motion. Mayor Alsobrook called for a vote of the Council. All members present voted aye. Mayor Alsobrook declared the motion carried.

Committee Reports:

Nov. 4 minutes: one vote with the West Avenue contract

Close-up | Source: City of Conyers, Open Records Request CH-349-2026 (PDF page 11) | CJ Lester Investigates

The City of Conyers City Council met for a work session on Wednesday, November 4, 2026. Members in attendance were Mayor Connie Alsobrook and Council Members Charlie Bryant, Gerald Hinesley, Anthony Pacheco, Valyncia Smith and Sherri Washington.

Call to Order: Mayor Connie Alsobrook called the meeting to order at 4:00 p.m.

Invocation: The invocation was given by Council Member Pacheco.

Pledge of Allegiance: The Pledge of Allegiance was led by Mayor Alsobrook.

Agenda Revisions: There were no agenda revisions.

Citizen Comments: City residents Nadine Bailey, Carol Mills, Jackson Welch and Judy Mauran spoke against short term rentals.

New Business:

1. **Ordinance No. 1488. An ordinance amending Chapter 7 of Title 8 of the Code of Ordinances of the City of Conyers, Georgia, so as to amend the use tables found in Section 8-7-44 and Section 8-7-90 to establish zoning districts for the permittal of short-term rentals; to repeal conflicting ordinances; to provide an effective date; and for other purposes.** Director of Planning & Inspection Services Scott Gaither presented the ordinance to the mayor and council. Council Member Hinesley asked about bed and breakfasts in the city and if they are allowed. After discussion associated with item number 2, it was decided that no further action will be taken on item number 1. It will not be placed on any future meeting agendas for adoption.

   Ordinance No. 1490. An ordinance amending Chapter 7 of Title 8 of the Code of Ordinances of the City of Conyers, Georgia so as to create Section 8-7-92.77 (Short-term rentals); to provide for an effective date; and for other purposes. Director of Planning & Inspection Services Scott Gaither presented the ordinance to the Council. Following discussion, concerns were raised regarding the location requirements for designated contact persons, the handling of complaints after hours and on weekends, and opposition from many residents to allowing short-term rentals within the city limits. Based on these concerns, the Mayor recommended that the City not move forward with the proposed ordinance. The Council agreed with the Mayor's recommendation, and the ordinance will not be brought forward for approval at any future meetings.

Resolution 784, which is a Resolution to ratify an agreement for the purchase of 0.17 acres of real property located at Loyd Street, Conyers, Georgia, (Tax Parcel ID Number C10-0-01008) for the sales price of $11,750.00; to delegate to the City Manager or his designee the authority to execute and deliver all documents required to effectuate the intent of this Resolution; and for other purposes. City Manager Kameron Kelley

Nov. 4 work session: Resolution 784, a second Loyd Street lot

Source: City of Conyers, Open Records Request CH-349-2026 (PDF page 8) | CJ Lester Investigates

approval at any future meetings.

Resolution 784, which is a Resolution to ratify an agreement for the purchase of 0.17 acres of real property located at Loyd Street, Conyers, Georgia, (Tax Parcel ID Number C10-0-01008) for the sales price of $11,750.00; to delegate to the City Manager or his designee the authority to execute and deliver all documents required to effectuate the intent of this Resolution; and for other purposes. City Manager Kameron Kelley

Nov. 4 work session: Resolution 784, a second Loyd Street lot

Close-up | Source: City of Conyers, Open Records Request CH-349-2026 (PDF page 8) | CJ Lester Investigates

CITY OF CONYERS
Celebration of Community

Date: 11/6/26
Submitted by: Carrie Bootcheck
Council Meeting Date: 11/18/2026
Presented by: Kameron Kelley

AGENDA ITEM SHEET

☐ **Public Hearing** ☐ **New Business** ☑ **Old Business**

Description of Item:

Request for Mayor and Council to approve Resolution 784, which is a resolution to ratify an agreement for the purchase of 0.17 acres of real property located at Loyd Street, Conyers, Georgia, (Tax Parcel ID Number C10-0-01008) for the sales price of $11,750.00; to delegate to the City Manager or his designee the authority to execute and deliver all documents required to effectuate the intent of this resolution; and for other purposes.

Background:

The City and the property owner signed a Purchase and Sales Agreement on October 16, 2026. The closing is scheduled for March 31, 2027 or earlier.

Staff Recommendation: Approve

Review:	Date:	Recommendation:
☐ Committee:		
☐ Other:		
☐ Rockdale County		
☑ City Attorney	10/21/26	Approve
☐ Rockdale Co Public Schools		
☐ Planning Commission		
☐ Executive Session		

Agenda sheet: signed Oct. 16; city attorney approved Oct. 21

Source: City of Conyers, Open Records Request CH-349-2026 (PDF page 50) | CJ Lester Investigates

☐ Public Hearing ☐ New Business ☑ Old Business

Description of Item:

Request for Mayor and Council to approve Resolution 784, which is a resolution to ratify an agreement for the purchase of 0.17 acres of real property located at Loyd Street, Conyers, Georgia, (Tax Parcel ID Number C10-0-01008) for the sales price of $11,750.00; to delegate to the City Manager or his designee the authority to execute and deliver all documents required to effectuate the intent of this resolution; and for other purposes.

Background:

The City and the property owner signed a Purchase and Sales Agreement on October 16, 2026. The closing is scheduled for March 31, 2027 or earlier.

Staff Recommendation: Approve

Review:	Date:	Recommendation:
☐ Committee:		
☐ Other:		
☐ Rockdale County		
☑ City Attorney	10/21/26	Approve
☐ Rockdale Co Public Schools		
☐ Planning Commission		

Agenda sheet: signed Oct. 16; city attorney approved Oct. 21

Close-up | Source: City of Conyers, Open Records Request CH-349-2026 (PDF page 50) | CJ Lester Investigates

RESOLUTION NO. 784

A RESOLUTION TO RATIFY AN AGREEMENT FOR THE PURCHASE OF 0.17 ACRES OF REAL PROPERTY LOCATED ON LOYD STREET SW, CONYERS, GEORGIA, WITH TAX PARCEL ID C10-0-01008 FOR THE SALES PRICE OF $11,750.00; TO DELEGATE TO THE CITY MANAGER OR HIS DESIGNEE THE AUTHORITY TO EXECUTE AND DELIVER ALL DOCUMENTS REQUIRED TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND FOR OTHER PURPOSES.

WHEREAS, on or about September 23, 2026, the City of Conyers (hereinafter the "City") extended an offer to purchase approximately 0.17 acres of real property located at Loyd Street SW, Conyers, Rockdale County, Georgia 30012 (hereinafter referred to as "Property") with tax parcel id C10-0-01008 to the Property owner, the Estate of Governor Reese (hereinafter "Property Owner"), in the amount of $11,750.00; and

WHEREAS, on or about October 16, 2026, the Property Owner accepted said offer to purchase; and

WHEREAS, in accordance with O.C.G.A. §36-30-2, the City Council has the discretion allowed by state law in the management of its property; and

WHEREAS, in real estate contracts, time is of the essence; and

WHEREAS, the City deems the purchase of said property under the terms and conditions set forth in the Purchase Agreement to be in the best interests of the citizens of Conyers.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CONYERS, GEORGIA, AND IT HEREBY IS RESOLVED BY AUTHORITY OF THE SAME.

Section 1. The preambles are hereby expressly incorporated herein by reference.

Section 2. The City hereby agrees to ratify the Purchase and Sale Agreement for the sale of the Property under the terms set forth therein. Said Purchase and Sale Agreement is attached hereto as Exhibit A and is incorporated by reference as if fully set forth herein.

Resolution 784: offer Sept. 23, accepted Oct. 16, $11,750

Source: City of Conyers, Open Records Request CH-349-2026 (PDF page 51) | CJ Lester Investigates

RESOLUTION NO. 784

A RESOLUTION TO RATIFY AN AGREEMENT FOR THE PURCHASE OF 0.17 ACRES OF REAL PROPERTY LOCATED ON LOYD STREET SW, CONYERS, GEORGIA, WITH TAX PARCEL ID C10-0-01008 FOR THE SALES PRICE OF $11,750.00; TO DELEGATE TO THE CITY MANAGER OR HIS DESIGNEE THE AUTHORITY TO EXECUTE AND DELIVER ALL DOCUMENTS REQUIRED TO EFFECTUATE THE INTENT OF THIS RESOLUTION; AND FOR OTHER PURPOSES.

WHEREAS, on or about September 23, 2026, the City of Conyers (hereinafter the "City") extended an offer to purchase approximately 0.17 acres of real property located at Loyd Street SW, Conyers, Rockdale County, Georgia 30012 (hereinafter referred to as "Property") with tax parcel id C10-0-01008 to the Property owner, the Estate of Governor Reese (hereinafter "Property Owner"), in the amount of $11,750.00; and

WHEREAS, on or about October 16, 2026, the Property Owner accepted said offer to purchase; and

WHEREAS, in accordance with O.C.G.A. §36-30-2, the City Council has the discretion allowed by state law in the management of its property; and

WHEREAS, in real estate contracts, time is of the essence; and

Resolution 784: offer Sept. 23, accepted Oct. 16, $11,750

Close-up | Source: City of Conyers, Open Records Request CH-349-2026 (PDF page 51) | CJ Lester Investigates

PURCHASE AND SALE AGREEMENT FOR REAL PROPERTY

Offer Date: September 23, 2026

1. Purchase and Sale. The undersigned buyer, City of Conyers, Georgia (hereinafter "Buyer") agrees to buy, and the undersigned seller, Estate of Governor Reese c/o Gertrude Virginia Johnson (hereinafter "Seller") agrees to sell the Property with the following address: Loyd Street, Conyers, Rockdale County, Georgia, 30012, together with all fixtures, landscaping, improvements, and appurtenances (all of which is hereinafter collectively referred to as "Property").

2. Legal Description. The legal description of the Property is not attached, but the Tax Parcel ID is: C10-0-01008. This is a vacant lot located between 1071 Loyd Street and 1073 Loyd Street.

3. Purchase Price and Method of Payment. At closing, Buyer agrees to pay Seller the purchase price of the Property in cash, cashier's check, certified check or wire transfer of immediately available funds of Eleven Thousand Seven-Hundred Fifty Dollars ($11,750.00) U.S. Dollars. The method of payment shall be all cash at closing.

4. Amount and Deposit of Earnest Money. Buyer agrees to deposit One Thousand and No/100 Dollars ($1,000.00) as earnest money (the "Earnest Money") into escrow with T. Smith Law Firm, P.C. ("Escrow Agent") within five (5) business days after the Effective Date. T. Smith Law Firm, P.C. shall act as the Holder of the Earnest Money. The earnest money shall be deposited in Holder's escrow/trust account (with Holder retaining the interest if the account is interest bearing) within five (5) banking days from the date of execution of this Agreement. If Buyer writes a check for earnest money and the same is deposited into Holder's escrow/trust account, Holder shall not be required to return the earnest money until the check has cleared the account on which the check was written. If any earnest money check is dishonored by the bank upon which it is drawn, Holder shall promptly give notice of the same to Buyer and Seller. Buyer shall have three (3) banking days after receiving such notice to deliver good funds to Holder. If Buyer does not timely deliver good funds, Seller shall have the right to terminate this Agreement upon notice to Buyer.

5. Closing Costs.

A. Items Paid By Buyer at Closing: At Closing, Buyer shall pay the following:

1. Georgia property transfer tax.

2. All costs, fees and charges to have the closing attorney search title and prepare: (a) the warranty deed; (b) owner's affidavit; and (c) Buyer's powers of attorney.

3. All Closing costs, title insurance premiums, tax service charges, recording costs, courier fees, overnight delivery fees, document preparation fees, underwriting fees, delivery, copying and handling charges, and all other costs, fees, charges and amounts to otherwise close this transaction, except as they relate to the clearance of title encumbrances and/or defects necessary for Seller to be able to convey good and marketable title to the Property.

Agreement: vacant lot, $11,750 cash, $1,000 earnest money

Source: City of Conyers, Open Records Request CH-349-2026 (PDF page 53) | CJ Lester Investigates

PURCHASE AND SALE AGREEMENT FOR REAL PROPERTY

Offer Date: September 23, 2026

1. Purchase and Sale. The undersigned buyer, City of Conyers, Georgia (hereinafter "Buyer") agrees to buy, and the undersigned seller, Estate of Governor Reese c/o Gertrude Virginia Johnson (hereinafter "Seller") agrees to sell the Property with the following address: Loyd Street, Conyers, Rockdale County, Georgia, 30012, together with all fixtures, landscaping, improvements, and appurtenances (all of which is hereinafter collectively referred to as "Property").

2. Legal Description. The legal description of the Property is not attached, but the Tax Parcel ID is: C10-0-01008. This is a vacant lot located between 1071 Loyd Street and 1073 Loyd Street.

3. Purchase Price and Method of Payment. At closing, Buyer agrees to pay Seller the purchase price of the Property in cash, cashier's check, certified check or wire transfer of immediately available funds of Eleven Thousand Seven-Hundred Fifty Dollars ($11,750.00) U.S. Dollars. The method of payment shall be all cash at closing.

4. Amount and Deposit of Earnest Money. Buyer agrees to deposit One Thousand and No/100 Dollars ($1,000.00) as earnest money (the "Earnest Money") into escrow with T. Smith Law Firm, P.C. ("Escrow Agent") within five (5) business days after the Effective Date. T. Smith

Agreement: vacant lot, $11,750 cash, $1,000 earnest money

Close-up | Source: City of Conyers, Open Records Request CH-349-2026 (PDF page 53) | CJ Lester Investigates

B. Items Paid by Seller at Closing: At Closing, Seller shall pay the following:

1. Any and all costs and expenses required to satisfy, release, discharge, cure, or otherwise remove any liens, encumbrances, defects, clouds, or objections to title required to be cleared for Seller to convey good and marketable title to the Property pursuant to this Agreement (The costs owed by Seller shall not include any costs associated with any eminent domain action filed by a local governmental authority).

2. Any extra costs, fees and charges resulting from Seller not being able to attend the Closing in person.

C. Pro-rated Amounts: Seller and Buyer agree to pro-rate the following: ad valorem property taxes and community association assessments, solid waste and governmental fees and utility bills for which service cannot be terminated as of the date of Closing, if any, for the calendar year in which the sale is closed, as of the date of Closing. Notwithstanding any provision to the contrary, in the event ad valorem property taxes are based upon an estimated tax bill or tax bill under appeal, Buyer and Seller shall, upon the issuance of the actual tax bill or the appeal being resolved, promptly make such financial adjustments between themselves as are necessary to correctly prorate the tax bill.

6. Date of Closing and Closing Attorney.

A. Date of Closing: This transaction shall be closed on the date of March 31, 2027, or on such other date that is mutually agreed upon by both parties.

B. This transaction shall be closed by the law firm of T. Smith Law Firm, P.C.

C. Buyer or Seller may unilaterally extend the Closing Date for sixty (60) days upon notice to the other party given prior to or on the date of Closing if Seller cannot satisfy valid title objections (excluding title objections that: (a) can be satisfied through the payment of money or by bonding off the same; and (b) do not prevent Seller from conveying good and marketable title, as that term is defined herein, to the Property). The party unilaterally extending the Closing Date shall state the basis for the delay in the notice of extension.

D. At Closing, Seller shall provide Buyer with all keys, door openers, fobs, access cards, codes and other similar equipment allowing access to the Property.

7. Title.

A. Warranty: Seller warrants that, at the time of closing, Seller will convey good and marketable title to said property by general warranty deed subject only to: (1) zoning; (2) general utility, sewer, and drainage easements of record as of the date of the execution of this Agreement and upon which the improvements do not encroach; (3) declarations of condominium and declarations of covenants, conditions and restrictions of record on the date of the execution of this Agreement; and (4) leases and other encumbrances specified in this Agreement. Buyer agrees to assume Seller's responsibilities in any leases specified in this Agreement. Seller shall not grant any easements, enter into any covenants, alter any improvements, allow any liens to be

Agreement: closing March 31, 2027; 60-day extension

Source: City of Conyers, Open Records Request CH-349-2026 (PDF page 54) | CJ Lester Investigates

necessary to correctly prorate the tax bill.

6. Date of Closing and Closing Attorney.

A. Date of Closing: This transaction shall be closed on the date of March 31, 2027, or on such other date that is mutually agreed upon by both parties.

B. This transaction shall be closed by the law firm of T. Smith Law Firm, P.C.

C. Buyer or Seller may unilaterally extend the Closing Date for sixty (60) days upon notice to the other party given prior to or on the date of Closing if Seller cannot satisfy valid title objections (excluding title objections that: (a) can be satisfied through the payment of money or by bonding off the same; and (b) do not prevent Seller from conveying good and marketable title, as that term is defined herein, to the Property). The party unilaterally extending the Closing Date shall state the basis for the delay in the notice of extension.

D. At Closing, Seller shall provide Buyer with all keys, door openers, fobs, access cards,

Agreement: closing March 31, 2027; 60-day extension

Close-up | Source: City of Conyers, Open Records Request CH-349-2026 (PDF page 54) | CJ Lester Investigates

promptly re-execute a conformed copy of this Agreement with original signatures if requested to do so by the other party.

L. Acknowledgment of Clouded Title: The parties acknowledge and agree as follows: (1) Buyer and Seller acknowledge that marketable title to the Property is not currently available because title is clouded. (2) The parties further acknowledge that the cloud on title arises from the passage of multiple generations of descendants since the last recorded deed for the Property, creating uncertainty as to ownership and/or the identification of all heirs and successors. (3) Buyer and Seller understand, accept, and expressly agree that, as of the Effective Date, title to the Property is clouded and not marketable. (4) The parties further acknowledge that the signatory to this Contract, Ms. Gertrude Johnson, is an heir of the last recorded owner of the Property and asserts a claim of right, title, and interest in the Property based in part on decades of real property tax payments made by her to the applicable local governing authorities for the Property. (5) In order to facilitate the clearing of title, Buyer and Seller agree to work cooperatively and in good faith to pursue and support the initiation and prosecution of eminent domain and/or condemnation proceedings with the appropriate governmental authority (the "Condemnation Proceedings") as a means to resolve the title defects, all at such time and in such manner as may be determined by counsel and the relevant governmental authority.

Without limiting the foregoing, Buyer and Seller shall: (a) provide reasonable assistance and cooperation to each other, to their respective counsel, and to any governmental authority in connection with the Condemnation Proceedings; (b) execute, acknowledge, and deliver such affidavits, declarations, applications, petitions, consents, stipulations, assignments, and other documents as may be reasonably requested to facilitate the Condemnation Proceedings and to clear the cloud on title; (c) promptly furnish reasonably requested information and documentation within their possession, custody, or control concerning the chain of title, potential heirs, addresses, successors, or claimants; and (d) reasonably cooperate in notices, service, hearings, appraisals, surveys, and any related procedural steps undertaken by counsel or the governmental authority in furtherance of the Condemnation Proceedings. Each party shall act diligently and in good faith in performing its obligations under this Special Stipulation. The parties acknowledge that no warranty or guarantee is made as to the timing or outcome of the Condemnation Proceedings. The terms of this Special Stipulation shall survive Closing and shall not merge into any deed or conveyance.

This Offer is hereby accepted, without changes, at 1:05 p.m. on ~~September~~ October 16, 2026. GVJ

City of Conyers, Buyer
c/o Kameron Kelley, City Manager,
Buyer

Gertrude Virginia Johnson

Est. of Governor Reese
c/o Gertrude Virginia Johnson, Heir
Seller

Agreement: title is clouded; condemnation to clear it

Source: City of Conyers, Open Records Request CH-349-2026 (PDF page 59) | CJ Lester Investigates

do so by the other party.

L. Acknowledgment of Clouded Title: The parties acknowledge and agree as follows: (1) Buyer and Seller acknowledge that marketable title to the Property is not currently available because title is clouded. (2) The parties further acknowledge that the cloud on title arises from the passage of multiple generations of descendants since the last recorded deed for the Property, creating uncertainty as to ownership and/or the identification of all heirs and successors. (3) Buyer and Seller understand, accept, and expressly agree that, as of the Effective Date, title to the Property is clouded and not marketable. (4) The parties further acknowledge that the signatory to this Contract, Ms. Gertrude Johnson, is an heir of the last recorded owner of the Property and asserts a claim of right, title, and interest in the Property based in part on decades of real property tax payments made by her to the applicable local governing authorities for the Property. (5) In order to facilitate the clearing of title, Buyer and Seller agree to work cooperatively and in good faith to pursue and support the initiation and prosecution of eminent domain and/or condemnation proceedings with the appropriate governmental authority (the "Condemnation Proceedings") as a means to resolve the title defects, all at such time and in such manner as may be determined by counsel and the relevant governmental authority.

Without limiting the foregoing, Buyer and Seller shall: (a) provide reasonable assistance and cooperation to each other, to their respective counsel, and to any governmental authority in connection with the Condemnation Proceedings; (b) execute, acknowledge, and deliver such affidavits, declarations, applications, petitions, consents, stipulations, assignments, and other documents as may be reasonably requested to facilitate the Condemnation Proceedings and to clear the cloud on title; (c) promptly furnish reasonably requested information and documentation within their possession, custody, or control concerning the chain of title, potential heirs, addresses, successors, or claimants; and (d) reasonably cooperate in notices, service, hearings, appraisals, surveys, and any related procedural steps undertaken by counsel or the governmental authority in furtherance of the Condemnation Proceedings. Each party shall act diligently and in good faith in performing its obligations under this Special Stipulation. The parties acknowledge that no warranty or guarantee is made as to the timing or outcome of the Condemnation Proceedings. The terms of this Special Stipulation shall survive Closing and shall not merge into any deed or conveyance.

October GKJ

Agreement: title is clouded; condemnation to clear it

Close-up | Source: City of Conyers, Open Records Request CH-349-2026 (PDF page 59) | CJ Lester Investigates

promptly re-execute a conformed copy of this Agreement with original signatures if requested to do so by the other party.

L. Acknowledgment of Clouded Title: The parties acknowledge and agree as follows: (1) Buyer and Seller acknowledge that marketable title to the Property is not currently available because title is clouded. (2) The parties further acknowledge that the cloud on title arises from the passage of multiple generations of descendants since the last recorded deed for the Property, creating uncertainty as to ownership and/or the identification of all heirs and successors. (3) Buyer and Seller understand, accept, and expressly agree that, as of the Effective Date, title to the Property is clouded and not marketable. (4) The parties further acknowledge that the signatory to this Contract, Ms. Gertrude Johnson, is an heir of the last recorded owner of the Property and asserts a claim of right, title, and interest in the Property based in part on decades of real property tax payments made by her to the applicable local governing authorities for the Property. (5) In order to facilitate the clearing of title, Buyer and Seller agree to work cooperatively and in good faith to pursue and support the initiation and prosecution of eminent domain and/or condemnation proceedings with the appropriate governmental authority (the "Condemnation Proceedings") as a means to resolve the title defects, all at such time and in such manner as may be determined by counsel and the relevant governmental authority.

Without limiting the foregoing, Buyer and Seller shall: (a) provide reasonable assistance and cooperation to each other, to their respective counsel, and to any governmental authority in connection with the Condemnation Proceedings; (b) execute, acknowledge, and deliver such affidavits, declarations, applications, petitions, consents, stipulations, assignments, and other documents as may be reasonably requested to facilitate the Condemnation Proceedings and to clear the cloud on title; (c) promptly furnish reasonably requested information and documentation within their possession, custody, or control concerning the chain of title, potential heirs, addresses, successors, or claimants; and (d) reasonably cooperate in notices, service, hearings, appraisals, surveys, and any related procedural steps undertaken by counsel or the governmental authority in furtherance of the Condemnation Proceedings. Each party shall act diligently and in good faith in performing its obligations under this Special Stipulation. The parties acknowledge that no warranty or guarantee is made as to the timing or outcome of the Condemnation Proceedings. The terms of this Special Stipulation shall survive Closing and shall not merge into any deed or conveyance.

This Offer is hereby accepted, without changes, at 1:05 p.m. on ~~September~~ October 16, 2026. GVJ

City of Conyers, Buyer
c/o Kameron Kelley, City Manager,
Buyer

Gertrude Virginia Johnson

Est. of Governor Reese
c/o Gertrude Virginia Johnson, Heir
Seller

Signature page: 'September' crossed out, 'October' written in

Source: City of Conyers, Open Records Request CH-349-2026 (PDF page 59) | CJ Lester Investigates

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This Offer is hereby accepted, without changes, at 1:05 p.m. on ~~September~~ October 16, 2026. GKJ

City of Conyers, Buyer
c/o Kameron Kelley, City Manager,
Buyer

Gertrude Virginia Johnson

Est. of Governor Reese
c/o Gertrude Virginia Johnson, Heir
Seller

Signature page: 'September' crossed out, 'October' written in

Close-up | Source: City of Conyers, Open Records Request CH-349-2026 (PDF page 59) | CJ Lester Investigates

City of Conyers, Georgia

AGENDA

City of Conyers
Council Meeting Policies & Procedures

Council Meeting – November 18, 2026 – 6:00p.m.
Council Chambers, 901 O'Kelly Street, Conyers, Georgia 30012
Use the QR code to view our Council Meeting Policies and Procedures

1. **Call to Order:** Mayor Connie Alsobrook
2. **Invocation:**
3. **Pledge of Allegiance:**
4. **Agenda Revisions:**
5. **Approval of Minutes:**
   - November 4, 2026 Work Session Minutes
   - November 4, 2026 Council Meeting Minutes
6. **Presentations:**
   - Conyers University Graduate Recognition
7. **Citizen Comments:**
8. **Agenda Items**

A. **Old Business:**

1. **Public Hearing: Ordinance number 1486, an ordinance amending chapter 7 of title 8 of the code of ordinances of the city of Conyers, Georgia, for the issuance of a special use permit to establish motor vehicle sales in the general business district (bg) at tax parcel c020090003 (± 0.86 acres); to repeal conflicting ordinances; to provide an effective date; and for other purposes.** Director of Planning and Inspection Services Scott Gaither

2. **Public Hearing: Ordinance number 1487, an ordinance amending chapter 7 of title 8 of the code of ordinances of the city of Conyers, Georgia to amend a portion of the comprehensive land use plan from office-institutional to general commercial, and to amend a portion of the official zoning map from office-institutional (o-i) to general business (bg), impacting property located at green street sw, tax parcel c020090004 (+/- 0.51 ac); to repeal conflicting ordinances; to provide an effective date; and for other purposes.** Director of Planning and Inspection Services Scott Gaither

3. **Resolution 784, which is a resolution to ratify an agreement for the purchase of 0.17 acres of real property located at Loyd Street, Conyers, Georgia, (Tax Parcel ID Number C10-0-01008) for the sales price of $11,750.00; to delegate to the City Manager or his designee the authority to execute and deliver all documents required to effectuate the intent of this Resolution; and for other purposes.** City Manager Kameron Kelley

Americans with Disabilities Act

The City of Conyers does not discriminate on the basis of disability in its programs, services, activities and employment practices. If you need auxiliary aids and services for effective communication or reasonable modification to programs, services, or activities, contact Nicole Holsomback at nicole.holsomback@conyersga.gov as soon as possible, preferably two days before the activity or event.

Nov. 18 agenda: council vote on Resolution 784

Source: City of Conyers, Open Records Request CH-349-2026 (PDF page 6) | CJ Lester Investigates

Inspection Services Scott Gaither

3. **Resolution 784, which is a resolution to ratify an agreement for the purchase of 0.17 acres of real property located at Loyd Street, Conyers, Georgia, (Tax Parcel ID Number C10-0-01008) for the sales price of $11,750.00; to delegate to the City Manager or his designee the authority to execute and deliver all documents required to effectuate the intent of this Resolution; and for other purposes.** City Manager Kameron Kelley

Americans with Disabilities Act

Nov. 18 agenda: council vote on Resolution 784

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