

CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
June 5, 2024 @ 6:30PM

The Honorable Michael Owens, Mayor - Present
The Honorable Ron Davis, District 1 Councilmember - Present
The Honorable Dami Oladapo, District 2 Councilmember - Present
The Honorable Keisha Jeffcoat, Mayor Pro Tem/District 3 Councilmember - Present
The Honorable Patricia Auch, District 4 Councilmember - Present
The Honorable TJ Ferguson, District 5 Councilmember - Present
The Honorable Debora Herndon, District 6 Councilmember - Present

CITY COUNCIL REGULAR MEETING

1. **CALL TO ORDER** Mayor Michael Owens

2. **ROLL CALL**

3. **INVOCATION** - led by Councilmember Davis.

4. **PLEDGE OF ALLEGIANCE** - led by Mayor Pro Tem Keisha Jeffcoat.

5. **APPROVAL OF AGENDA**

Motion was made by Councilmember Auch and seconded by Councilmember Ferguson to approve the agenda. The motion passed unanimously.

6. **PRESENTATIONS/ACKNOWLEDGEMENTS/ PROCLAMATIONS**

- a. Proclamation Recognizing City of Mableton One Year Anniversary - Presented by Commissioner Monique Sheffield
- b. Congratulations Letter from Mableton Improvement Coalition - Presented by Cassandra Brown of Mableton Improvement Coalition

7. **APPOINTMENTS - NONE**

8. **PUBLIC COMMENTS** - *2 minutes per speaker - no more than 30 minutes for all speakers.*

Anyone wishing to make a public comment should complete and submit the public comment card to the City Clerk prior to the start of the meeting.

Those who spoke included:

Jeff Padgett stated he wanted to bring positive actions happening in Mableton, including the Anniversary Celebration, Adopt a Mile by Boy Scout Troop 22, Lion's Club volunteering, and the Lion's Club need for collecting glass cases.

Sonya Wheatley of District 3 expressed concerns and opposition of the proposed Urban Redevelopment Authority and property considered “blighted”.

Pat Burns of Friends of Concord Historic Bridge District spoke about the upcoming installation of the “Bench by the Road” at Silver Comet Trail by the Toni Morrison society. The bench was in honor of African American author Toni Morrison, in remembrance of formerly enslaved and free persons of Cobb County.

Lee Miller of District 4 announced details of the Art of the Springs 5K and Art Festival on September 14, 2024. Walkers are welcome. [raceroster.com](https://www.raceroster.com). There is a link on the South Cobb Arts Alliance page. The Art Avenue Art Show will take place July 13th.

Monica Delancy expressed congratulations for the First Year Anniversary to Mableton. She spoke about business license renewals for multi-family units and asked if the City of Mableton had accepted the code requiring inspection. She continued to ask questions and comment about the many complaints not being taken care of by the property owners.

Denny Wilson commented about the many town homes going up in Mableton and the effect the townhomes have on economic development. Mableton was in an unique place and can set the tone for what Cobb County can become. She spoke about the many gifts that Mableton can develop and mold. It can not be done if the City did not allow townhomes to be built on every corner.

Mayor Owens announced the council, staff, and potential Planning Commission members attended a six hour Planning and Zoning Class. He thanked all that attended. It was a necessary step for the City to take over the Planning and Zoning for the City.

9. CONSENT AGENDA

- a. May 22, 2024 Regular Meeting Minutes

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to approve the Consent Agenda. The motion passed unanimously.

10. UNFINISHED BUSINESS

- a. Consideration and Approval of RFQ 24-02 for Professional Planning Firm to Conduct services for City of Mableton Comprehensive Plan 2045 (Deferred from May 8 and May 22, 2024 meetings) - Mayor Owens

Mayor Owens announced the item and recognized City Manager Tanks who provided background. (The item was discussed in the prior work session.)

Motion was made by Councilmember Davis and seconded by Councilmember Jeffcoat to approve RFQ 24-02 for Professional Planning Firm, Grice Consulting, to conduct services for City of Mableton Comprehensive Plan 2045. The vote carried

4-3. **Yeas:** Davis, Oladapo, Jeffcoat and Owens **Nays:** Auch, Ferguson, and Herndon

City Attorney Walker-Ashby affirmed this was an award of selection and there will be a contract at the next meeting.

11. NEW BUSINESS

- a. **First Read:** Ordinance Updating Chapter 7, Article 5, Hotel-Motel Excise Taxes, of the City of Mableton Code of Ordinances Pertaining to Hotel Motel Excise Tax - City Attorney Emilia Walker-Ashby

Mayor Owens provided background information. The First Read was conducted.

- b. Consideration and Approval for Mayor to Negotiate and Execute Financial Services Contracts - City Manager Bill Tanks

Mayor Owens announced the item and recognized City Manager Bill Tanks who provided background information. He explained how the City needed to have a strong foundation in place before also starting to use the new BS&A software. Mr. Tanks noted he would be asking the Mayor and Council to extend the current spending plan for 60 days allowing Financial Consultant Frank Milazi and the Financial Firms to get controls and foundation in place prior to the new spending plan ultimately having the groundwork for the FY 2026 Budget Year.

Motion was made by Councilmember Oladapo for the Mayor to negotiate and execute Financial Services Contracts with Sumter Local Government Services and Rausch Advisory Services and Councilmember Davis seconded the motion.

Questions and discussion followed. Councilmember Ferguson expressed concern to use the correct terms; whether spending plan or budget. Mr. Tanks stated it would be called a spending plan since the City was still in the transition phase. Mayor Owens stated it would be similar to the adoption of the previous spending plan. The 2026 Budget would be called the budget.

Councilmember Herndon asked about the Scope of the Work and why the City was using the firms instead of hiring employees. Mr. Tanks explained the importance of the City having ready-to-go HR processes and financial system in place before hiring the highly talented staff. He was looking for an end of year financial report, a projected spending plan, audit/assessment of the accounting and financial system, internal controls, and onboarding processes to the BS&A financial software. Councilmember Ferguson asked if Sumter will be conducting the hiring services. Mr. Tanks stated the HR firm will conduct recruiting and hiring processes.

Councilmember Auch asked about the costs. Mr. Tanks stated it would not exceed \$120,000. Mayor Owens stated the boundaries were set in the current Spending Plan.

Mr. Michael Lisenby, President & CEO of Rausch Advisory Services, introduced himself and spoke about the firm's services.

Mr. Warren Hutmacher, President of Sumter Local Government Consulting introduced himself and spoke about his firm's services.

The vote passed 7-0.

- c. Consideration and Approval for City Manager to purchase furniture in accordance with the Spending Plan - City Manager Bill Tanks

Motion was made by Councilmember Jeffcoat to approve the City Manager to purchase furniture in accordance with the Spending Plan not to exceed \$25,000. Councilmember Ferguson seconded the motion. The motion passed 7-0.

12. OTHER BUSINESS/DISCUSSION

13. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

Mr. Tanks welcomed Executive Assistant to Council, employee #5, Alison Benson. He thanked everyone who assisted with the Mableton One Year Anniversary.

14. CITY ATTORNEY/CITY CLERK/STAFF ANNOUNCEMENTS/COMMENTS

15. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

- Council wished Mableton Congratulations and Happy One Year Anniversary and thanked everyone who were involved with the City and helped with the Anniversary Celebration. Councilmember Oladapo provided details about the upcoming first annual District 2 Yard Sale on July 20th at Pure Hope Church on Mableton Parkway and the Back to School event on July 28th at Pure Hope Church with Representative Cummings for distributing book bags and school supplies to children.
- Councilmember Jeffcoat welcomed Alison Benson to the City of Mableton. She thanked all that attended the District 3 and 5 town hall meeting. She announced she was honored that she received an award from Atlanta Neighborhood Development Partnership, Inc. (ANDP). She spoke about June being Alzheimer's and Brain Awareness Month. Her grandfather succumbed to Alzheimer's.
- Councilmember Auch announced upcoming events in the Mableton area. On June 29th at 11:00 a.m. she will have an event about backyard chicken keeping.
- Councilmember Ferguson commented about the amazing facility of the Impact Worship Center. He stated there were a lot of things the City was trying to accomplish with a lot of moving parts. The City was working toward the vision as a city. He asked everyone if they have a question, continue to reach out and voice their opinions.

- Councilmember Herndon wished Mableton a Happy Anniversary. She expressed her excitement about the amazing people who have volunteered for the Planning and Zoning Commission. She encouraged everyone to reach out to their council person if interested in participating for the City.

16. PUBLIC COMMENT FOR OVERLOOKED PUBLIC COMMENT CARD:

Jo Lohman expressed congratulations and Happy Anniversary to the City. She reported that Vision to Learn began the past Monday at South Cobb Library. There were 13 eye exams, and five children will get glasses. Yesterday, there were 33 eye exams, and 23 children needed glasses. There are four more days of exams. On June 26, Windy from Stone Mountain Treasure Hunters will be in South Cobb at South Cobb Library at 5:00 p.m.

MAYOR'S COMMENTS

Mayor Owens spoke about the first year commemoration as it was important to commemorate the City's first year anniversary and get people together and communicate. It was successful. He thanked the partners noting they were important to the celebration: Senior Citizens Council of Cobb County, Inspire EDU. The churches that took part that he knew of were: World of Faith, Faith Christian Church of Mableton, Faith Christian Center. He thanked vendors and sponsors. He acknowledged a new organization, Mayors Educational Impact Fund about how to do something in the schools of the City. Mayor and Council do not have control over schools, but a City can be no stronger than their schools. People take a critical look at the City's schools when deciding to move to the city. He provided additional information about how the non-profit organization can help the schools.

Mayor Owens expressed excitement about the Mableton 2045 Comprehensive Plan. He spoke about a grant to the City by the U.S. Conference of Mayors and Comcast, called Closing the Divisional Divide and Tomorrow's Future. He called Sonya Grant, CEO of Cobb Works to ask her to be a partner. He worked with Ms. Grant, and submitted the grant, and Mableton was one of ten finalists that could be eligible to receive the grant. He called it the Mableton Digital Equity Initiative to provide training in the digital technical fields. He was hopeful the City would be chosen.

16. EXECUTIVE SESSION (IF NEEDED) FOR LITIGATION(O.C.G.A. 50-14-3 (b)(1)(A); REAL ESTATE(O.C.G.A. 50-14-3 (b)(1)); PERSONNEL (O.C.G.A. 50-14-3 (b)(2)); AND MISC. EXEMPTIONS (O.C.G.A. 50-14-3 (b)(4)&(5))

Motion was made by Councilmember Ferguson and seconded by Councilmember Oladapo to go into Executive Session for litigation, real estate, and personnel matters. The motion passed unanimously. **Yeas:** Davis, Oladapo, Jeffcoat, Owens, Auch, Ferguson and Herndon (8:20 p.m.)

Motion was made by Councilmember Auch and seconded by Councilmember Jeffcoat to exit Executive Session. The motion passed unanimously. **Yeas:** Davis, Oladapo, Jeffcoat, Owens, Auch, Ferguson, and Herndon (10:02 p.m.)

Motion was made by Councilmember Oladapo to authorize the Mayor to approve agreements for due diligence services for potential acquisition of land within the city designated Urban Redevelopment Area, within the parameters of the spending plan. Councilmember Jeffcoat seconded the motion. The motion passed 6-1. **Yeas:** Davis, Oladapo, Jeffcoat, Owens, Ferguson, and Herndon **Nays:** Auch

- a. Consideration and Approval of Resolution, A Prerequisite Resolution Declaring the Need of a Mableton Urban Redevelopment Agency, Establishing an Urban Redevelopment Area and for Other Lawful Purposes - Attorney Emilia Walker-Ashby

Motion was made by Councilmember Ferguson and seconded by Councilmember Davis to approve Prerequisite Resolution Declaring the Need of Mableton Urban Redevelopment Agency, Establishing an Urban Redevelopment Area and for Other Purposes. The motion carried 6-1. **Yeas:** Davis, Oladapo, Jeffcoat, Owens, Ferguson, and Herndon **Nays:** Auch

- b. Consideration and Approval of Resolution Establishing Membership and Composition of the Mableton Urban Redevelopment Agency and For Other Lawful Purposes - Attorney Emilia-Walker-Ashby

Motion was made by Councilmember Ferguson and seconded by Councilmember Davis to approve Resolution Establishing Membership and Composition of the Mableton Urban Redevelopment Agency and for Other Lawful Purposes. The motion carried 7-0. **Yeas:** Davis, Oladapo, Jeffcoat, Owens, Ferguson, and Herndon and Auch

Motion was made by Councilmember Oladapo to reconsider her previous motion and seconded by Councilmember Ferguson. The motion passed unanimously. The motion passed 7-0.

Motion was made by Councilmember Oladapo to authorize the Mayor to approve agreements for due diligence services for potential acquisition of land within the city designated Urban Redevelopment Area, within the parameters of the spending plan. Councilmember Davis seconded the motion. The motion passed 6-1. **Yeas:** Davis, Oladapo, Jeffcoat, Owens, Ferguson, and Herndon **Nays:** Auch

17. **ADJOURNMENT - Motion** was made by Councilmember Oladapo and seconded by Councilmember Jeffcoat to adjourn. The motion passed 7-0.

Dr. Michael Owens Mayor

Susan Hiott, City Clerk