

CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
March 13, 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, 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 MINUTES

1. **CALL TO ORDER** Mayor Michael Owens
2. **ROLL CALL** - City Clerk Susan Hiott conducted a roll call. All of the Mayor and Council were present. Quorum was present.
3. **INVOCATION** - Led by Councilmember Ron Davis.
4. **PLEDGE OF ALLEGIANCE** - Led by Bill Tanks.
5. **APPROVAL OF AGENDA** -
Motion was made by Councilmember Auch to accept the agenda. Councilmember Ferguson seconded the motion. The motion passed unanimously.
6. **CONSENT AGENDA:**
 - a. *Approval of February 14, 2024 City Council Work Session Meeting Minutes*
 - b. *Approval of February 14, 2024 City Council Regular Meeting Minutes*
 - c. *Approval of February 20, 2024 City Council Special Transitional Meeting Minutes*

Motion was made by Councilmember Jeffcoat to approve the Consent Agenda. The motion was seconded by Councilmember Oladapo. The motion passed unanimously.
7. **PUBLIC COMMENTS**
 - **Donte Philpot**, District 1, representing the Austell Community Task Force (ACT), provided information about ACT and an update on signature events and meetings. The next meeting will be April 8th due to the spring break. He invited everyone to the March 23 Food Force event from 1:30 - 4:30 p.m. Food Force will be on Riverside next to the Recreation Center.
 - **Jo Lahmon**, of District 1 and the Regional Manager for Cobb County Library

System announced the Cobb County Public Library was honored at the Georgia Capitol for being the 2023 Library of the Year by the Georgia Public Library Service. She provided additional information about the Tuskegee Airmen Exhibit accessible until March 18, and South Cobb's Prime Time Literacy Program.

- **Denny Wilson** spoke about attending Tuesday's Board of Commissioners public meeting regarding the proposed stormwater utility fee. The fee would be based on the area of impervious surface. She expressed concerns about the stormwater fee placing a serious financial burden on homeowners.
- **Monica Delancy** of District 2 provided a report on behalf of the Riverside Rental Association applying for and receiving a grant. Miss Perkins, a youth from Riverside Community, will be attending the National Leadership Council in April. She commended Councilmembers Auch and Herndon on their town hall meeting and Mayor Owens's press conference to address the safety issues at Six Flags. She thanked associates and friends for her birthday celebration that evening.
- **Orville Owens** spoke about his concerns about residential construction on Floyd Road. He asked about the effect on the additional burden on the infrastructure.
- **Michael Murphy** of District 4 spoke about the opportunity the City has to bring on board the #1 civic professional. He urged Council to bring on Mr. William Tanks. He spoke about the credentials of Mr. Tanks. He agreed and supported the appointment of Mr. Tanks.
- **Shelia Edwards** of District 3 commended the Mayor and Council on their job to bring the community together. She spoke about attending the press conference held by Mayor Owens about the Six Flags and area safety. She spoke about concerns of the veteran's facility being near Six Flags and Magnolia Crossing not being developed yet. She expressed her endorsement for Mr. Tanks as Mableton City Manager.
- **Leroy Tre Hutchins**, Cobb County School Board of Education Member, Post 3, provided an update on Mableton area schools. He reported on Read Across America Week and School Board Appreciation Week. He thanked everyone for allowing him to serve on the Board. Spring Break will be the first week of April. He reported on town halls held regarding safety. He expressed approval of the appointment of Mr. Tanks as City Manager.

Mayor Owens expressed appreciation for all the work Mr. Hutchins did, noting it was School Board Appreciation Week.

8. DISCUSSION:

a. City Financial Report (Frank Milazi)

Finance Consultant Frank Milazi reported on the Year-to-Date February 2024 General Fund:

1. The City of Mableton's General Fund Spending Plan ended February 2024 with \$3,307,885.34 positive net cash over expenditures with most of the revenues coming from vehicle taxes, business license and hotel/motel. (This represented 97% of the adopted Spending Plan of \$3,798,932.)
2. As of February 29, 2024, the General Fund collected \$3,669,065.45 in revenues against corresponding expenditures of \$361,180.11 during the same time.

3. Most of the City's expenditures are from payroll, legal fees and business license software.
4. So far the Government Body has been very conservative. In the future, expenditures will increase with the hiring of new staff. However, revenues are expected to increase at the same time with new revenue lines to be added (i.e. Community Development - Planning and Zoning).
5. Mayor Owen added the City similar to the last report, the City incurred expenditures representing 10% of the adopted Spending Plan.
6. Mr. Milazi stressed the importance that Finance will make sure all services are provided for the benefit of the citizen, but within the budget. Policies and procedures have been drafted for the City to be transparent, fiscally responsible, and accountable. Finance should be the first area to be fiscally responsible on behalf of the Government body, management, and staff of the city.

9. NEW BUSINESS:

a. *Consideration and Approval of Two Voting Delegates for the Cobb Municipal Association*

Mayor Owens announced the item and City Clerk Hiott stated the appointments would attend the second Tuesday of the month meetings held on the even number months (February, April, June, August, October, and December). Mayor Owens asked for nominations from the Council. Mayor Owens nominated Councilmember Ferguson and Councilmember Davis nominated Councilwoman Jeffcoat.

Motion was made by Councilmember Davis to appoint Councilmember Ferguson and Mayor Pro Tem Jeffcoat as voting delegates at the Cobb Municipal Association (CMA) meetings. Councilmember Oladapo seconded the motion. The motion passed unanimously.

Mayor Owens noted the City was already Cobb Municipal Association (CMA) members. The CMA was asking for the names of Mableton's two voting delegates approved by Mableton Mayor and Council.

b. *City Annual and Sick Leave Accrual Schedules and Employee Insurance Plans Under the Georgia Municipal Employees Benefit System (GMEBS) Life and Health Program (Susan Hiott) (To be considered after Executive Session)*

Mayor Owens announced the item. He announced the initial Life and Health and benefits went into place February 1st. City Clerk Susan Hiott explained the decision to decide on the percentage the City paid for benefits and annual accruals would need to be discussed in the Executive Session. Mayor Owens agreed and announced the item would be considered after the Executive Session.

c. *Consideration and Approval of Agreement with Ikon Filmworks for Video Services for Mayor and Council Meetings*

Mayor Owens announced the item. He reported Ikon's services were used for all meetings thus far. The information was in the agenda packet along with the information from other

vendors. Attorney Walker-Ashby recommended having in the motion that the mayor finalize and execute subject to costs not to exceed \$1450 per meeting as quoted in the agenda packet. She would like to look through and add some standard contractual language.

Motion was made by Councilmember Jeffcoat to approve the mayor to finalize and execute the agreement with Ikon Filmworks for videoing services for costs not to exceed the amounts stated in the agenda of \$1450 per meeting. Councilmember Ferguson seconded. The motion passed unanimously.

d. Consideration and Appointment of Sole Finalist Bill Tanks as City Manager

Mayor Owens referenced the comments made by those in the Public Comment portion of the meeting. Mayor Owens stated he did not go over to Powder Springs and try to recruit Mr. Tanks, but he knew Mr. Tanks personally. He explained there were several months working with an outside company named ITBS searching for the City Manager. There were 29 candidates. During interviews, the City was looking at the technical and cultural fit. The candidates were narrowed down to a handful, and after looking at the candidates, the sole finalist was found. Mayor Owens spoke about Mr. Tanks' extensive experience, including being an outstanding member of the community, was living in Mableton, and had served the Country in the Navy. Mayor Owens commented how Mr. Tanks was a gentleman, a scholar, a mentor to many, had worked for the County, and had led Powder Springs to multiple awards. Mayor Owens expressed how he was proud to bring Mr. Tanks to the City, while also recognizing a historic moment for the City. He referenced the Charter which designated the Mayor as Chief Executive and Administrative Officer until there was a City Manager. He commented about how much he looked forward to having the City Manager to relieve not only him, but also the council, and clerk from a lot of duties.

Motion was made by Councilmember Auch to appoint Bill Tanks as City Manager. The entire Mayor and Council seconded the motion. The motion passed unanimously.

Mayor Owens welcomed Mr. Tanks as City Manager of Mableton. Mr. Tanks thanked God, family, Mayor and Council. He expressed he was humble to have a 7-0 vote. He recognized the workload of Finance Milazi, City Attorney, City Clerk and Mayor and Council carrying the load. He thanked the residents. He commented about Mableton being his community. He was very excited to serve the role of City Manager.

10. CITY ATTORNEY COMMENTS - NONE

11. CITY CLERK COMMENTS - NONE

12. CITY COUNCIL COMMENTS - Mayor and Council provided their reports and comments: Mayor and Council thanked everyone for attending the meeting and welcomed Mr. Tanks. Council wished Monica Delancy Happy Birthday. Councilmembers Davis and Jeffcoat reported on all they had learned at the National League of Cities and commented about how many people attending the conference knew of Mableton. Councilmember Oladapo provided an update on the Neighborhood Assistance Corporation of America (NACA) event and showed pictures. Council announced details of their upcoming and recent town hall meetings.

Councilmember Oladapo extended congratulations to Gerri Aldridge, a resident in her district, for appointment to the Cobb County Preservation Commission by Chairwoman Cupid. Condolences were expressed to the family of those impacted by the accident on Factory Shoals Road. Council commented about safety and the incident at Six Flags and thanked Mayor Owens for his leadership and the partnership of all of the community public safety and leaders. Mayor Pro Tem Jeffcoat commented about March being Women's History Month and the importance of reading. Councilmembers Auch and Herndon thanked everyone who attended their town hall meetings. Councilmember Ferguson commented about the current lawsuit and the money spent on the lawsuit instead of the most important issues in the community. Councilmember Herndon spoke about the honor of interviewing Mr. Tanks and commended him for the character of humility and sense of humor expressed by Mr. Tanks during the interview. Mayor Owens thanked Mr. James Hammond from Ikon Filmworks for being present at all of the meetings. Mayor Owens expressed concern and asked for prayers for Mr. Ray Thomas, President of Mableton Improvement Coalition. Mayor Owens commented about the incident at Six Flags and the coordination of all of the Cobb County leaders who came together to meet. It was the first time all of the agencies came together to work toward assuring that Mableton is a safe place. He spoke about the importance of the welfare and safety of the people. It's not just a Six Flags issue but goes on up into the community. Mayor Owens provided an update on the Comprehensive Plan 2045. Six companies submitted and they all were top notch and had sent outstanding proposals. He explained more about the Comprehensive Plan process. Mayor Owens mentioned there was a new hire as Business License Specialist. He welcomed her to the team noting she had already jumped in and was doing great work.

13. 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)
Exemptions O.C.G.A. 50-14-3 (b)(4)&(5)

Motion was made to go into Executive Session for litigation, real-estate, personnel, and exemptions by Councilmember Oladapo and seconded by Councilmember Davis. The motion passed unanimously. Yeas: Davis, Oladapo, Jeffcoat, Owens, Auch, Ferguson, and Herndon (8:03 p.m.)

Motion was made to close Executive Session by Councilmember Ferguson and seconded by Councilmember Herndon. The motion passed unanimously. Yeas: Davis, Oladapo, Jeffcoat, Owens, Auch, Ferguson, and Herndon (10:22 p.m.)

Consideration of Item 9 (b) earlier in the meeting - *City Annual and Sick Leave Accrual Schedules and Employee Insurance Plans Under the Georgia Municipal Employees Benefit System (GMEBS) Life and Health Program*

Motion to approve the resolution for annual and sick leave accrual schedules and employee insurance plans under the Georgia Municipal Employees Benefit System (GMEBS) Life and Health Program was made by Councilmember Oladapo and seconded by Councilmember Jeffcoat. The motion passed

unanimously.

City Clerk Susan Hiott announced 0-5 Years Biweekly Accrual was 4.62 or 3 weeks annual annually; 6-14 years 6.26 biweekly accrual or 4 weeks accrual annually; 15-24 years 7.70 biweekly accrual or 5 weeks annually. (Per Resolution - 24 years plus was 9.23 biweekly accrual or 6 weeks annually for vacation). Eligible Part-time employees - 2.31 biweekly accrual.

Sick Leave Accrual - Biweekly - 4.62
Eligible Part-time Employees - 2.31

Attorney Walker-Ashby added to the resolution that the schedule and plan benefits hereunder shall be subject to change at the City's discretion.

14. ADJOURNMENT -

Motion made by Councilmember Jeffcoat and seconded by Councilmember Davis to adjourn. The motion passed unanimously. The meeting was adjourned at approximately 10:30 p.m.

Michael Owens, Mayor

Attest: _____
Susan Hiott, Interim City Clerk

