

CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
July 15, 2024 @ 6:30 PM

The Honorable Michael Owens, Mayor - Present
The Honorable Ron Davis, District 1 Councilmember - Present
The Honorable Dami Oladapo, District 2 Councilmember - Absent
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 - Absent
The Honorable Debora Herndon, District 6 Councilmember - Present

CITY COUNCIL SPECIAL CALLED MEETING AND PUBLIC HEARING MINUTES

1. **CALL TO ORDER** Mayor Michael Owens
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE** - Led by Council Member Ron Davis.
4. **INVOCATION** - Led by Council Member Debora Herndon.
5. **AGENDA ITEMS AND DISCUSSION**

Mayor Owens requested removal of Item (c). **Motion** made by Council Member Herndon to defer Item (c) Boards, Commissions, and Authorities and seconded by Council Member Jeffcoat. The motion passed 5-0.

a. Urban Redevelopment Agency Plan - Public Hearing, Discussion and **(b) Consideration** - Associate Attorney Michael “Micky” Huening of Denmark Ashby LLC

Mayor Owens announced the item, explained process for the upcoming public hearing, and recognized Associate Attorney Michael Huening who provided background information and had a presentation. The presentation is available in the record. Highlights of presentation:

- Under O.C.G.A. 36-61-1 Urban Redevelopment Law authorizes cities to designate and target areas with pockets of blight to and other scenarios to invest and improve the public health, safety, morals and welfare of the City.
- Council previously adopted Resolutions Establishing Membership and Composition of the Mableton Urban Redevelopment Agency (URA) and established an Urban Redevelopment Area (June 5, 2024 - RES 2024-06-01 and RES 2024-06-02).
- A public hearing is being held. The public hearing was advertised in the Marietta Daily Journal to show the plan and what the City was doing to take steps to improve the areas.
- The URA Area includes parcels on Mableton Parkway and Puckett Drive. The map was shown on the overhead screen. The targeted area identified has been determined to be a

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pocket of blight that contains: inadequate public surfaces, streets, and roads, underutilized commercial land and structures; vacant and overgrowth areas.

- The targeted area was consistent with other plans of the City.
- The Urban Redevelopment Plan can be amended.
- The City does anticipate acquiring certain property under the Plan for the purposes of promoting highest land uses consistent with the Plan.
- The City will work to provide the public infrastructure necessary to promote public and private redevelopment in these areas.
- Project specifics: To address the issues of runoff, vacant and overgrowth areas, substandard public infrastructure, and reduce pockets of blight within Area 1 and to establish a passive pocket park and/or other recreational facilities within Area 1 that will promote further development by the City of Mableton. As more projects are identified, this section will be updated with the specifics.

Questions and discussion followed.

- Council Member Auch asked if there could be an obstacle that the area does not meet the definition of a pocket of blight. Mr. Hueing explained the state law identifies the definitions, and the photos, resolutions, identifies the pockets of blight, and approval of the Plan makes the determination.
- Mayor Owens expressed his support, especially for the western parcel and the lack of maintenance and run off issues. The eastern side has had dumping and other activities causing blight. He pointed out other civic type government buildings in the area.
- Council Member Herndon asked if both parcels were designated as pocket parks. Mayor Owens replied the parcels were designated for uplifts.

Mayor Owens opened the public hearing to citizens and residents. Those who spoke were:

Denny Wilson wanted to be assured the City was not going to build more townhomes. She expressed concern about townhomes on left and right on Mableton Parkway. She asked the Council to consider having more single family home development.

Tonya Forest expressed support for Ms. Wilson's comments. She wanted to see elevations of uniformity and consistency in Mableton. She expressed concerns about other areas of Mableton. She would like to see the elevations of Smyrna moving toward Mableton.

Brenda Nash expressed concerns about Cobb County buying land that has become in worst shape than when the County purchased the land. She would like to see more about what the City would place there, a timeframe, and she asked who would maintain the land in the meantime.

Cassandra Brown questioned how did the Urban Redevelopment Area mesh with the overarching of a strategic planning process and asked about financial vehicles. She asked how the City would be paying for the properties. She asked about the use of grants.

Denny Wilson pointed out the County owned a lot of land in Mableton.

Ms. Jones spoke about having a center for inspiring the City's youth.

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Motion was made by Council Member Auch to defer the **(b)** Consideration of the Urban Redevelopment Plan until after the executive session. Council Member Herndon seconded the motion. The motion passed 5-0. Yeas: Owens, Davis, Jeffcoat, Auch, and Herndon.

c. Boards, Commissions, and Authorities - Mayor Owens - Deferred. (Motion above)

6. **PUBLIC COMMENT** *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.*

San Miller of District 4 and President of South Cobb Arts Alliance spoke about the upcoming events of SCAA. The organization is over 50 years old. This is the 37th Exhibit at the Avenue at West Cobb. The reception is July 20th. There are an Art at the Springs Festival and 5K Walk/Run on September 14th at Thurman Springs Park, Powder Springs.

Ivan Johnson, a new resident, lives on a 10 acre parcel with children. He was surprised that Cobb County did not allow ADUs on property. He asked if the ADU could be added to the City's bridge ordinance.

7. **CITY MANAGER'S ANNOUNCEMENTS/COMMENTS** - City Manager Tanks asked for an executive session for litigation, real estate, and personnel. He spoke about a recent visit to Sugar Hill, a high standard and progressive city. It was a learning and encouraging experience.

8. **CITY ATTORNEY/CITY CLERK/STAFF ANNOUNCEMENTS/COMMENTS**
City Clerk Hiott noted the next meeting will be July 24, 2024.

9. **MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS**
The Mayor and Council thanked everyone for attending the meeting and everyone's support. Council spoke about visiting Sugar Hill and the vision and culture of the City and the need to begin visiting other progressive cities. Council Member Jeffcoat announced information about the cooling center held by the Family Life Restoration Center. She provided additional information about back to school events. She wished Council Member Ferguson Happy Birthday on July 18th.

Mayor Owens spoke about visiting Sugar Hill, a City of 27,000 people. He spoke about the vision and willingness to do something for the City of Mableton and the meshing of the Comprehensive Plan 2045. He spoke about the importance of acquiring land as an asset and reducing blight in the City. He was selected for the Mayor's Leadership Academy by the Georgia Municipal Association. Mayor Owens commented how there was no place for violence and political discourse in the City of Mableton. He wanted the City to uphold the values of being a City of Civility and Ethics.

10. **EXECUTIVE SESSION (IF NEEDED) FOR LITIGATION(O.C.G.A. 50-14-3 (b)(1)(A);**

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**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 Council Member Jeffcoat to go into Executive Session for litigation, real estate, and personnel. Council Member Davis seconded the motion. The motion passed 5-0. Yeas: Davis, Jeffcoat, Owens, Auch, and Herndon (7:28 p.m.)

Motion was made to close Executive Session by Council Member Auch and seconded by Council Member Davis. The motion passed 5-0. Yeas: Davis, Jeffcoat, Owens, Auch, and Herndon (8:52 p.m.)

Motion was made by Council Member Jeffcoat and seconded by Council Member Davis to authorize the Mayor to finalize and execute a lease agreement for property within the city located at 1245 Veterans Memorial Highway, within the parameters of the approved spending plan. The motion passed 5-0.

Motion was made by Council Member Jeffcoat and seconded by Council Member Davis to authorize the Mayor to finalize and execute, in substantial form, the agreement with KO Management Inc. for the purchase and sale of property within the city located on or near 667 and 637 Puckett Drive, for a purchase price not to exceed \$800,000. The motion passed 5-0.

Clerk's Note: Council Member Auch did not voice a vote and Pursuant to Mableton City Charter, Section 2.21 *...any member of the city council present and eligible to vote on a matter and refusing to do so for any reason other than a properly disclosed and recorded conflict of interest shall be deemed to have acquiesced or concurred with the members of the majority who did vote on the question involved.*

Motion was made by Councilmember Herndon and seconded by Council Member Jeffcoat to approve the Urban Redevelopment Plan. The motion was approved 5-0.

Clerk's Note: Council Member Auch did not voice a vote and Pursuant to Mableton City Charter, Section 2.21 *...any member of the city council present and eligible to vote on a matter and refusing to do so for any reason other than a properly disclosed and recorded conflict of interest shall be deemed to have acquiesced or concurred with the members of the majority who did vote on the question involved.*

- 11. ADJOURNMENT - Motion** was made by Council Member Jeffcoat and seconded by Council Member Auch to adjourn the meeting. The motion passed 5-0.

The meeting adjourned at 8:58 p.m.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk

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