

CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
June 29, 2023 @ 6:30PM

SPECIAL CALLED

TRANSITIONAL CITY COUNCIL MEETING MINUTES

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

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 – Absent
3. **INVOCATION** - Councilmember Davis conducted.
4. **PLEDGE OF ALLEGIANCE – LED BY AN OFFICER OF COBB COUNTY POLICE DEPARTMENT**
5. **APPROVAL OF AGENDA - Motion** was made by Councilmember Jeffcoat to accept the agenda. Councilmember Ferguson seconded the motion. The motion passed 6-0.
6. **PUBLIC COMMENTS(2 MINUTE TIME LIMIT) – (This section was erroneously overlooked and occurs after Old and New Business Sections)**
7. **OLD BUSINESS:**
 - a. *SECOND READ: Ordinance Creating Chapter 1, General Government, Article 1, General Provisions, of the City of Mableton Code of Ordinances*

Attorney Walker-Ashby congratulated the Mayor and Council because the ordinance would be officially the first codified legislation. She explained how the Mableton Code of Ordinances would evolve and change throughout the history of the City and was a living document. The Mayor and Council have authority to change the Code. The first read of the ordinance was held at the last meeting

(June 21). Chapter 1, General Government ordinance was a basic administrative general code for municipalities.

Councilmember Auch asked for clarification of the definition of *days* (per agenda packet, page 4 of 8, around line 141) and Attorney Walker-Ashby suggested inserting the word *calendar*).

Councilmember Auch asked if in Section 1.1.6 – line 179 – if *directed by city*, should instead read *directed by Council*. Attorney Walker-Ashby clarified the word *city* constitutes Mayor and Council or an act by Mayor and Council, the word *city* would be used frequently in the code. Councilmember Jeffcoat referred to the Ordinance (line 8) and line 11-12). The City of Mableton (“City”) and the elected governing authority of the City is the Mayor and Council (“City Council”).

Motion made by Councilmember Jeffcoat to approve the second reading of the Ordinance creating Chapter 1, Article 1, General Provisions, of the City Code of Ordinances. Councilmember Davis seconded the motion. The motion passed 6-0.

Mayor Owens commented that the Council had officially passed the first ordinance.

b. SECOND READ: Ordinance Creating Chapter 2, Administration, Article 1, In General, of the City of Mableton Code of Ordinances

Attorney Walker-Ashby explained the ordinance was discussed at the prior meeting. If anyone looked at the Municode website showing codes of Georgia cities, the administration section was in ordinances throughout Georgia. As the City evolves, the City would adopt additional articles. Councilmember Ferguson asked about paragraph c – receipts over \$10. He asked where the \$10 came from. In the business world, it was normally \$40. Attorney Walker-Ashby stated she took from either Marietta or Johns Creek. The intent was to have a nominal amount, but it was at the discretion of Council. Councilmember Ferguson asked if could change the amount to \$40.

Motion made by Councilmember Ferguson to approve the ordinance creating Chapter 2, Administration, Article 1 with change to Section 2.1.5 (Reimbursement and travel) c (Expense reports) to be \$40 instead of \$10. Mayor Owens seconded the motion. The motion passed 6-0.

c. SECOND READ: Ordinance Creating Chapter 7, Taxes, Fees, and Assessments, of the City of Mableton Code of Ordinances

Attorney Walker-Ashby provided an explanation and summary of the ordinance. She explained how the Chapter would get longer as all assessments and fees were assessed. She named franchise fees, insurance, financial institution, and rental

motor vehicle tax. These would be in place to be the initial seed money as the City moved forward.

Councilmember Auch asked about the change to \$100 in Section 7.2.3 – license fees instead of the first read amount of \$52.50. Attorney explained there were some cities that had fees higher. The \$52.50 was very low and she increased to a more reasonable amount.

Motion was made by Councilmember Auch to approve Ordinance creating Chapter 7, Taxes, Fees, and Assessments of the City of Mableton Code of Ordinances. Councilmember Jeffcoat seconded the motion. The motion passed 6-0.

8. **NEW BUSINESS:**

a. FIRST READ: Ordinance Granting Franchise to Austell Natural Gas System

Attorney Walker–Ashby explained that the franchise was included in the first reads of franchises at the last meeting. As the City goes along and audits are completed, and additional information is available, any utility located in the City’s right of way was subject to franchise fees and would be brought to Council. This will be brought back to Council when the City has an agreement. Mayor Owens added that Austell Natural Gas had covered quite a bit of the City of Mableton.

This was a first read, no action to be taken.

b. Approval of Resolution Authorizing Deferred Costs for Georgia Municipal Association Newly Elected Council Training

Mayor Owens explained GMA had offered to provide training that was different than the convention’s training. GMA has offered to provide limited, specific training for newly elected officials. GMA understands Mableton’s situation and has agreed to defer the costs of \$750 a day. That fee includes all the expertise of people being brought in for the training. The actual date has not been determined yet. The request was to defer the costs for two or three days. (Councilmember pointed out the resolution should be corrected to read \$750 per day.)

Motion was made by Councilmember Jeffcoat to approve the resolution authorizing deferred costs for Georgia Municipal Association Newly Elected Council Training. Councilmember Davis seconded the motion. The motion passed unanimously.

PUBLIC COMMENTS (2 MINUTE TIME LIMIT) – ITEM 6 WAS OVERLOOKED

Angela Wynn of District 2 reported she attended Cobb County Eviction Court and witnessed seventy-five children evicted. She pleaded for Mayor Owens to do an Eviction Moratorium.

Jack Booker of District 4 commented that the meetings should be on a set schedule and have more advanced publication of the agenda. He was concerned about getting additional taxes.

Joyce Steel of District 4 referred to the discussions at the last meeting about the allotted funds and asked what would have happened if the Mayor and Council did not use all the allocations. She asked for the status of a Mableton website and asked that it be a priority. She asked if could have access to the agenda ahead of time before the meeting. She commended Council that their discussions were respectful. She commented on the information from those who attended the conference and asked that Council come back and share with those members of Council that did not attend.

9. **DISCUSSION: N/A**

10. **CITY ATTORNEY COMMENTS - NONE**

11. **CITY CLERK COMMENTS – NONE**

12. **CITY COUNCIL COMMENTS**

Councilmember Jeffcoat expressed appreciation for all comments. She spoke about being able to disagree and be respectful and how much she appreciated working with each one of the Council. She had the opportunity to attend the convention. She thanked GMA for accommodating and allowing them to attend. The entire staff of GMA went well and above. She thanked others who invited them to events. It was important to collaborate with other officials. It was her intent to share information received among all councilmembers. It was so important to have the training. Learning was continuous. The upcoming training will allow the Council to enhance their experience and knowledge. She thanked everyone for the opportunity to attend the conference.

Councilmember Auch asked Council to consider a public place to make the Mableton documents available to the public.

Councilmember Ferguson shared a writing to the people about attending the Georgia Municipal Association. He commented on how the conference was everything the City

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 by Councilmember Jeffcoat to go into Executive Session for the purpose of litigation and personnel. Councilmember Oladapo seconded the motion. The motion passed 6-0. Yeas: Davis, Oladapo, Jeffcoat, Owens, Ferguson, and Auch

Council went into Executive Session at 7:26 p.m.

Motion was made by Councilmember Jeffcoat to close the Executive Session. Councilmember Oladapo seconded the motion. The motion passed 6-0. Yeas: Davis, Oladapo Jeffcoat, Auch, and Ferguson

14. **ADJOURNMENT**

Motion was made by councilmember Auch to adjourn. Councilmember Oladapo seconded. The motion passed 6-0.

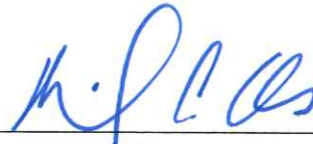
The meeting adjourned at 9:44 p.m.

Approved 7/26/2023

Attest:



Susan Hiott, Interim City Clerk



Michael Owens, Mayor

needed and more. He spoke about the divide and conquer strategy for the sessions. He would be glad to discuss with any citizen interested specific to what was learned. The State of Georgia was behind the City and was welcomed with open arms. Other cities approached them and offered their support. He was amazed at the sessions. He shared examples of conversations of those he spoke with at the conference. He spoke with many vendors, and learned about ethics, succession planning, workforce development, downtown destinations planning, public safety policy, and revenue and attended the finance policy committee. He realized he could not do the job without the help of those who had done city work before them. He received a fresh rolodex of those to rely on from the Mayor of Atlanta and City Council to the Brookhaven Mayor and City Council and others. He made allies at the convention. He thanked the Mayor and Council for having the ability to learn and grow together and move the City forward.

Mayor Owens referenced Councilmember Jeffcoat and Ferguson's comments about the divide and conquer strategy for learning and attending different classes and meeting different people. He had the honor of spending time with Mayor Vince Williams of Union City, previous past president of GMA and National League Cities. He spent time with Mayor Dickens and Mayor Owens of Brookhaven. The convention was well worth their time and dollars from the City.

Mayor Owens continued to comment about how the City was 30 days into the new City. The amount of work thus far in one month was notable among their peers. They have put three ordinances into city law, were having functional meetings, and were involved and engaged with the county officials. There was no milage rate. They have had conversations with County Chairwoman and others. He had been fortunate to sit in on meetings with GDOT, Department of Public Heath, and the city had established a bank account. With the work of the attorney and financial consultant, funds will be on their way. A multitude of other funds will be coming in now that the ordinances are in place. The franchise fees denoted by the Carl Vinson Institute Study was the cornerstone for operations of the City.

Mayor Owens further commented on how the City was still operating at the grace of those that helped make the meetings happen. The City was working diligently to get funds allocated so that at some time the Council would have regularly scheduled meetings. All that were present were not used to going to city meetings. The City was far ahead of where some cities were at this point and time, especially since Mableton did not have a transition committee or any support from the Governor in setting up the City. The reason for the special called meetings was so could have funds coming to the City. The City had to operate at this pace to get things done. Later, the City would be able to give a week's notice. The Georgia Sunshine Laws required 24 hours' notice, and he had been trying to give 48 hours. He would continue to work on communication. He had to work with the Federal government regarding the .gov and it could be a couple more weeks. He provided additional information about the steps to get the .gov address. The City had a F.E.I.N. number and a mailing address now. He thanked everyone for coming to the meeting. He stated he would continue to give as much notice as possible.