

CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
July 8, 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 - 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 SPECIAL CALLED MEETING - WORK SESSION MINUTES

1. CALL TO ORDER Mayor Michael Owens

Mayor Owens opened the meeting and welcomed everyone present.

2. ROLL CALL AND PLEDGE OF ALLEGIANCE WAS CONDUCTED.

City Manager Bill Tanks led in the Pledge of Allegiance.

3. AGENDA ITEMS AND DISCUSSION

a. Planning and Zoning Transition and Comprehensive Plan Discussion

Mayor Owens announced the item and recognized City Manager Bill Tanks who provided background information. He reported the City was beginning the process to transition Planning and Zoning services to the City of Mableton. The City has contracted with the Institute for Building Technology and Safety (ITBS) for these services. Mr. Rob Hosack and Chris Miller of ITBS were present. Mr. Hosack led in a presentation. The presentation is available in the record.

Highlights of the presentation:

- Objectives - Facilitate a smooth transition in re-adoption of Cobb County Zoning Ordinance into a City of Mableton Ordinance with minimal disruption of provisions that are not relevant to Mableton. Also, the objective is to incorporate best practices into ordinance, based on lessons learned.
- The process will combine shorten (where appropriate) various articles in Cobb County's current zoning ordinance to reduce redundancy and duplicative provisions.
- The process is to identify any conflicting ordinance provisions for Mayor and Council to make decisions in advance of finalizing the draft of Mableton's Zoning Ordinance.
- The process is to develop a new structure for Mableton Zoning Code to facilitate a user-friendly flow.

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- The ordinance will be a “bridge” ordinance in the short-time to be in place until the City can conduct a rewrite.

Questions and discussion followed. Mayor Owens instructed to make sure Gov Pilot’s module will be engaged and can roll out the technical services. Mr. Hosack replied he would. He also reported he had spoken with the County about the paper files, and there were only 3 ½ filing cabinets of files.

The fee schedule process was discussed. Cobb’s fee schedule was based on acreage. Mableton can do the same but shrink ranges down and adjust acreage levels. Fees should be on application and City’s website. Timeline for submitting the draft and adoption of the bridge ordinance was discussed.

There was discussion about the CF and IF districts in the Cobb County Ordinance. Both districts don’t allow uses and was put in place in 1972 to let general public know the areas have potential commercial use. Mableton should do same until Comp Plan and rewrite of the ordinance. Council Member Ferguson wanted to know where the CF and IF areas are located. Mr. Hosack and Mr. Miller will locate and show the Council where they are located.

b. Pension Plan Update

Mayor Owens announced item and recognized City Clerk Susan Hiott who provided background information. Ms. Hiott reported at the last council meeting Council adopted a resolution authorizing the Georgia Municipal Employees Benefit System (GMEBS) to move forward with official documents to establish the City of Mableton’s Defined Benefit Plan and 457 plan. The resolution (RES 2024-06-03) authorized 2% multiplier, normal retirement age of employees at 62 with five years, 62 for officials, early retirement 55 + 10, vesting 100% after five years, officials immediate, cost of living variable up to 5% and a 457 plan. She stated Director of Field Services and Defined Contribution Programs, Michelle Warner, had graciously come back to the work session to answer any questions. Ms. Hiott stated she wanted the Mayor and Council to understand the plans being put in place. Once the Mayor and Council were ok with the details of the proposed plans, GMEBS would submit an ordinance with all documents. The ordinance would need two reads.

Ms. Warner approached the presentation table. Questions and discussion followed.

Highlights of discussion:

- The benefit formula is years of service x final average earnings x multiplier.
- Scenario - Council received \$50 x years of service; example \$50 x 4 years = \$200/monthly retirement
- The average multiplier is 1.75%. Those cities with 3% normally do not pay Social Security.
- GMEBS does an evaluation of salaries, etc. once a year.
- The 2% multiplier was discussed with Finance and this was approved. If not sustainable in the future, it can be changed. The plan study is available in the record. The numbers for the proposed defined benefit plan were indicated for 1.50% and 2.00%.

- If there are any changes In the future, a new ordinance will be required.
- The 457 was a voluntary savings plan. It did not cost anything.

Mayor and Council directed that the defined benefit plan be considered eligible, retroactive for initial employees that were in the beginning interim employees (i.e. Susan Hiott and Lily Smith and others) and hired prior to the plan being implemented.

Mayor and Council thanked Ms. Warner for attending the meeting.

4. ADJOURNMENT

Council Member Ferguson made a motion to adjourn the meeting. Council Member Jeffcoat seconded the motion. The motion passed unanimously.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk