CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
June 5, 2024 @ 5:15PM

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 WORK SESSION MINUTES

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

2. **ROLL CALL**

3. **AGENDA ITEMS AND DISCUSSION**

4. **PRE REVIEW OF UPCOMING REGULAR AGENDA MEETING ITEMS**

Mayor Owens led in the review of the upcoming regular agenda meeting agenda items.

Mayor Owens addressed the **Regular Agenda Item - 10 a. of Unfinished Business - RFQ 24-02 for Statement of Qualifications for the City of Mableton Comprehensive Plan 2045.** The selection of a firm had been deferred from May 8 and May 22, 2024 meetings. The selection panel consisting of Mayor Pro Tem Keisha Jeffcoat, Councilmember Ron Davis, City Manager Bill Tanks, City Clerk Susan Hiott,and Executive Assistant to the Mayor, Lily Smith met again that day to speak with the top three firms. He recognized City Manager Bill Tanks who provided additional background and recommendations. The additional interviewing session happened so the panel could dig deeper into what the firms could do. The individual panel votes were not discussed until they showed their cards. The individual ranking was given prior to any discussion. The decision was made. It was not an easy decision.

Questions and discussion followed. Comments included:

- The Comp Plan was a statement required by law.
- The completed Comp Plan must be reviewed and accepted by the Atlanta Regional Commission and Department of Community Affairs.
- The firm selected would compose and produce the Comp Plan.
- A summary of the process was given. There will be a lot of meetings and public engagement, and the process must begin immediately.
- There will be a contract to deliver the Comp Plan. The mandate to be completed would be June 2025. The contract will be negotiated following the approval of the firm.
- There will be opportunities for implementation, updates, etc. at later time, but the first step was getting the Plan completed and accepted.
- The panel is making a recommendation, but the Mayor and Council will vote on the

recommendation.

- The recommendation was for the Grice Consulting Company.
- There was discussion about the scoring process and Councilmember Herndon and Auch expressed concern about the selection.

Mr. Tanks asked for a short recess to speak with Councilmembers Herndon and Auch.

Motion was made by Councilmember Ferguson and seconded by Councilmember Jeffcoat to have a ten minute recess for City Manager Tanks to speak with Councilmembers Herndon and Auch.

Following the recess, Mr. Tanks reported the recommendation did not change.

Mayor Owens addressed the Regular Agenda Item under **New Business, the First Read of Chapter 7, Article 5, Hotel-Motel Excise Taxes**. He recognized Attorney Walker-Ashby who explained: Prior to cityhood, the hotel motel tax was 8%. When the City was established, the City approved the the maximum amount of the hotel motel tax at 5%, which was the maximum the City could approve. Mayor and Council approved the resolution to ask the General Assembly to review ordinance and give the City capability to have 8% tax consistent to all of the other cities in Cobb County. The authorization was given, and the Department of Community Affairs gave its blessing to move forward. The ordinance was a first read and recommended adoption of the ordinance at the second meeting of June. The tax was a hotel motel tax only, and not a tax on the residents. Discussion continued about the process and being the final piece to implement the 8% hotel-motel tax. Attorney Walker-Ashby, stated that assuming Council adopted the ordinance this month, the tax would be implemented the second month following adoption, which would be in August.

Mayor Owens addressed **New Business, Item 11 b Financial Services Contracts**. Mayor Owens recognized City Manager Tanks who provided background information about his recommendation to contract with two firms, Sumter Local Government Consulting and Rausch Advisory Services. There was a lot of financial demands going on for the end of Spending Plan FY 2024 Year and the start of the FY 2025 Budget Year. It was important to make the transition correctly and have a strong foundation in place before also starting to use the new BS&A software. He was asking to allow the Mayor to authorize the negotiation with the two firms. Mr. Tanks will be asking Mayor and Council to extend the current spending plan for 60 days allowing to get controls and foundation in place prior to the new budget and system in place.

Councilmember Ferguson inquired if the City was continuing to have consultants on board rather than hiring staff. Mr. Tanks referenced the contract with the recent HR firm, and with the financial firms. These contractual services would get the City from FY 2024 to Fy 2025. It is only during the transition period. There will be hiring of staff following the firms getting the foundation and controls in place. The City Manager will be working with Mr. Milazi to oversee the firms, negotiate the services and cap the expenses. He was doing the oversight and Mr. Milazi would be his lead. Councilmember Ferguson commented that although there was a current need for consultants, there were also Mableton residents in the City who were willing to help the City.

Mayor Owens recognized City Manager Tanks who addressed **New Business 11 c - City Manager to purchase furniture**. Funds were allocated in the spending plan. The City now has a lease at 6116 Mableton Parkway and will need some furniture when start-up Code Enforcement and Planning and Zoning. The City also has offices at the EpiCenter and will need some furniture.

Councilmember Ferguson asked about the spending threshold for the city manager and if items had to be brought before the council for every expenditure. Attorney Walker-Ashby explained there was a $5,000 threshold for the mayor, as acting CEO, to approve at this time, but council would have to set up and determine the City Manager's threshold. The previous spending resolution would have to be revisited. Mr. Tanks provided additional explanation. For transparency, he is bringing this before the council as the City was beginning to ramp up.

5. **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)*)**

6. **ADJOURNMENT**

Motion was made to adjourn by Councilmember Jeffcoat and seconded by Councilmember Oladapo. The motion passed 7-0. The meeting adjourned at 6:30 p.m.

Mayor Owens announced there would be a break until 6:45 p.m. and the regular meeting would begin.

_______________________________ _______________________________

Dr. Michael Owens, Mayor **Susan Hiott, City Clerk**