



CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
September 11, 2024 at 6:30 PM

The Honorable Michael Owens, Mayor
The Honorable Ron Davis, District 1 Councilmember
The Honorable Dami Oladapo, District 2 Councilmember
The Honorable Keisha Jeffcoat, Mayor Pro Tem/District 3 Councilmember
The Honorable Patricia Auch, District 4 Councilmember
The Honorable TJ Ferguson, District 5 Councilmember
The Honorable Debora Herndon, District 6 Councilmember

CITY COUNCIL REGULAR MEETING MINUTES

1. CALL TO ORDER

Mayor Owens called the meeting to order.

2. ROLL CALL

City Clerk Hiott conducted the roll call and a quorum was present.

3. INVOCATION

Councilmember Ron Davis led in the invocation.

4. PLEDGE OF ALLEGIANCE

Led by all law enforcement and first responders who attended the meeting.

5. APPROVAL OF AGENDA

City Manager Tanks asked that Item 7c be added to the agenda: First Read of Mableton's Prospective FY 2025 Spending Plan.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Davis to approve the agenda, adding Item 7c - FY 2025 Spending Plan. The motion carried 7-0.

6. PUBLIC HEARINGS

None.

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

a. Proclamation Recognizing the Heroism and Dedication of First Responders in Honor of September 11, 2001

Mayor Owens spoke about remembering September 11, 2001 and recognizing and honoring the service and dedication of law enforcement officers, firefighters, emergency medical technicians and other first responders. Mayor Owens read and presented the *Proclamation Recognizing the Heroism and Dedication of First Responders in Honor*

of September 11, 2001. Photos were taken. City Manager Tanks reported the City Council signed cards, and the cards along with donuts and cupcakes were given to officers, firefighters, and other first responders in Mableton and South Cobb areas.

b. YMCA Programs - Jared Guyer, Executive Director

Mayor Owens recognized Jared Guyer, Executive Director of YMCA and Kristn McEwen, Chief Experience Officer of YMCA of Metro Atlanta, who provided a presentation about the YMCA Programs. The presentation is available in the record. Their presentation addressed the history of the YMCA, mission, vision and values, metro Atlanta locations, strategic plan pillars and priorities, approach, membership, programming and programs. They addressed how there was a lot of possibility for the City of Mableton to have a YMCA located in the Mableton area.

Mayor Owens thanked them for their presentation. Questions and discussion followed about the current membership and potential membership of Mableton, Powder Springs, Douglasville, Austell, Smyrna and nearby locations. Ms. McEwen pointed out that the beauty of the YMCA membership, was that the members have access to YMCA facilities all over the Atlanta area and country. There is no additional charge.

The council thanked Ms. McEwen and Mr. Guyer for their presentation.

c. Mableton FY 2025 Spending Plan - Shawn Gillen, PhD - Sumter Local Government Consulting

City Manager Tanks provided background about how the City was doing full actions of presenting a projected budget, It is called a Spending Plan during the transitional time. The Council recently approved the transitional 90-day interim Spending Plan that expires October 1st. This is the first read of the projected FY 2025 Spending Plan. There will be a public hearing on September 25th for the projected FY 2025 Spending Plan. The FY 2025 Spending Plan will be from October 1 to June 30, 2025.

Mr. Guillian stated he had been in local government since 1997 when he was a mayor. He holds a Phd in Public Administration with a focus on public finance. This is the first real budget for the City. The challenge is that there is no historical base. He used the Feasibility Study of 2018 and year-to-date revenues and activities.

Mr. Guillin presented the FY 2025 Spending Plan. The plan is available in the record. He explained the top three revenues include franchise fees, insurance premium tax and Motor Vehicle Tax and keeping a close eye on these. When making the proposed spending plan, the expenditures were overestimated and revenues were underestimated. Every salary position was at the highest level. The insurance was at the highest insurance plan. This would provide flexibility. Once through the first budget cycle, the City will have more historical data. This time, he took a very conservative approach.

Questions and discussion followed.

- The bulk of the budget (spending plan) is for salaries and benefits.
- Councilmember Auch asked about the discretionary funds set in the Charter (Section 2.1) referencing the amount in the miscellaneous fund. Questions and discussion continued. Per discussion, Mr. Tanks confirmed the \$5,000 for the

mayor and \$3,000 for each council member will be added to the Spending Plan as a specific, separate line item separate from the miscellaneous fund.

- Councilmember Ferguson asked about the projected \$10,000 overtime line item in each of the departments. Mr. Tanks explained that it was just a projected placeholder and can be amended later as monitored.
- Council discussed the Sustainability, Waste, and Beautification Spending Plan Department, and different models for having the Keep Mableton Beautiful Department and executive salary. In the Spending Plan, there are two employees, the SWB Director and one administrative assistant.
- There will be a public hearing about the Spending Plan, prior to the second read. The Spending Plan with all updates will be available for anyone to see.
- Mayor Owens asked for a public hearing at the next meeting.

Mr. Tanks explained there is an interim Spending Plan that expires October 1st. He would like to have the FY 2025 Spending Plan approved by October 1st. He will have the Spending Plan available for viewing at the administrative offices. The City was in transition, so this was not a formal adoption. He said he was willing to do what was needed to meet the deadline. It's to keep us honest, October 1st would be nice. Mayor Owens confirmed with the City Clerk she would send out a public notice.

City Manager Tanks thanked Council for approving the recent HR and Financial services contracts and providing him with the tools and resources needed for the start-up and get the great talent such as Dawn, Dr. Gillin, and others of the Finance team. He felt good about the City's progress, noting the City was getting on target for providing services. Council commended Mr. Tanks for a job well done.

8. APPOINTMENTS

None.

- 9. PUBLIC COMMENTS** - 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.

Jo Lahmon, Regional Manager for the South Cobb Library System, provided details about upcoming programs. On September 16th, Vinny Cobb County Fire Investigations Unit's First ever Accelerant Detection Canine and attendees can see him in action at 11:00 am - 12:00 pm at South Cobb Regional Library. On Monday, September 16th, there will be a learning English as a second language class at South Cobb Library on Saturdays at 1:00 pm. She provided additional information about the upcoming biannual book sale and volunteer opportunities.

Councilmember Ferguson recommended Ms. Lahmon submit her dates and events on a form located on the City's website, so the events could also go on the City's community calendar page.

10. CONSENT AGENDA

Motion was made by Councilmember Oladapo and seconded by Councilmember Ferguson to approve the Consent Agenda. The motion carried 7-0.

Councilmember Herndon asked about the version of Chris Pike's contract. City Clerk and City Attorney reported the current contract was uploaded on Monday. City Clerk Hiott confirmed the August 28, 2024 minutes were corrected to show the correct terms.

- a. **Ratification of Contract with Consultant Chris Pike for Financial Services**
- b. **August 26, 2024 Work Session Minutes**
- c. **August 28, 2024 Regular Meeting Minutes**

11. UNFINISHED BUSINESS

None.

12. NEW BUSINESS

- a. **First Read - An Ordinance and Adoption Agreement for City of Mableton Georgia Municipal Employees Benefit System (GMEBS) Retirement Plan - City Clerk Susan Hiott and GMEBS Retirement & Defined Contribution Programs Field Service Rep Josh Colley**

Mayor Owens announced the item and provided background. He explained this was first read of the ordinance for the City's retirement plans. City Clerk Susan Hiott explained there would be amendments to the proposed ordinance after adoption of this ordinance. There are a few changes related to allowing those employees who were 1099, contract labor, to have their time credited for the plan. This also included the Council. The current ordinance is being adopted to have in place for the upcoming new hires. An amendment will be later. Ms. Hiott introduced Josh Colley of the Georgia Municipal Employees Benefit System (GMEBS) who provided a summary of the proposed retirement plans. Highlights of the plans:

- The plan was a very good defined benefit plan.
- The normal retirement age is 62, which is a better retirement age benefit.
- Early retirement at reduced benefits is age 55 with at least ten years of service.
- There is a 2% benefit multiplier.
- Elected officials receive \$50 per month for every year served on council.
- Employees are vested after 5 years.
- Elected officials are immediately vested.
- There is a 5 % variable cost of living for retirees - up to 5%.
- The plan will be effective October 1, 2024, after the second read.

Mayor Owens thanked Mr. Colley for his presentation.

- b. **Consideration and Approval of Authorizing the Mayor to Execute an IGA between Mableton Development Authority (MDA) and City of Mableton - City Manager Bill Tanks**

Mayor Owens announced the item and provided background. He explained the Mableton Development Authority (MDA) item had been discussed earlier and was a commitment of the City since the beginning. Greg Fuller who is General Manager at Six Flags, was appointed to be a member of the MDA. The MDA has had their first meeting already. The

City will assist them with funding. The MDA is tasked with providing economic development services for the City of Mableton. MDA has partnered with the Cobb Chamber of Commerce, which is a defacto economic development arm. This is an immediate shot in the arm that gives the City the ability to gain access to the Chamber, a host of experts and other aspects of economic development that the City does not have in-house. The City Manager has worked on this a lot, and there has been an outstanding coordinated effort. He commended the previous South Cobb Redevelopment Authority for making the transition (rebirth) to the Mableton Development Authority.

City Attorney Walker-Ashby explained that if approved, she would ask Council to authorize the mayor to finalize and execute it in substantial form. Thei MDA's attorney was out of the office for vacation and comes back the following day. He has not had real meaningful opportunity to look at the contract. She explained how the MDA was a separate body, created by the General Assembly, so this was a collaboration between the City and MDA to further economic goals and accomplishments. It provides a funding source for MDA, and creates a path for greater communication and the City. If there are substantial changes, the contract will be brought back to the Council.

Councilmember Auch asked if the contract should be deferred until all parties had reviewed the contract. Discussion followed about whether to defer. City Attorney Walker-Ashby reported the MDA had not asked for deferral. She had received an email that their attorney was on vacation. Councilmember Auch asked if there was funding in the proposed spending plan for the IGA and funding, Mr. Tanks explained there was enough contracted services under the Community Development Department.

Motion was made by Councilwoman Jeffcoat and seconded by Councilman Davis to approve the Mayor to execute an IGA between Mableton Development Authority and the City of Mableton and the Mayor to finalize and execute it in substantial form. The motion carried 7-0.

Mayor Owens recognized Representative Terry Cummings, who was present in the audience, for her support of the legislation for the MDA. He thanked all the other legislation and Council that helped to make this happen. The MDA are excited, and he hoped the Council and residents were excited about the opportunities to come from this partnership.

c. CBI - Funding for Furniture for 6116 Mableton Parkway - City Manager Bill Tanks

Mayor Owens announced the item and recognized City Manager Tanks who provided background. He explained the item had already been discussed in the work session. This item was for the furniture for the build out of Suite 140 and 141. The expenditure was over \$10,000 so he was bringing to the Council for approval. The amount is now \$54,000 instead of \$49,000. Originally he was planning to move a conference table, but was leaving it in its current location. He was purchasing another conference table for the 6116 Mableton Parkway suites.

Mayor Owens addressed concerns about shipping and timelines and asked if it was a single supplier. Mr. Tanks explained the furniture was being ordered from a Cobb County minority vendor. The furniture was Hon and was under state contract. The delivery is

estimated at 8 weeks from the time of payment. Mr. Tanks stated the designs/details were located in the agenda packet.

Motion was made by Councilmember Auch and seconded by Councilmember Ferguson to approve funding for furniture for 6116 Mableton Parkway . The motion carried 7-0.

13. OTHER BUSINESS/DISCUSSION

None.

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

No comments.

15. CITY ATTORNEY/CITY CLERK/STAFF ANNOUNCEMENTS/COMMENTS

No comments.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Mayor and Council thanked everyone for attending the meeting. A summary of other comments made:

- Councilmember Davis reminded everyone to remember September 11, 2001. He knew some people that had lost their relatives. He wished everyone a good night and to be safe.
- Councilmember Oladapo spoke about the mobile PNC Bank that arrives at the EpiCenter every other Friday. She thanked Rep Cummings for helping bring it to the community.
- Councilmember Oladapo provided information about a festival coming up in October at the TPL property at Mableton Parkway and Discovery Blvd.
- Councilmember Jeffcoat expressed her prayers and thoughts for those that lost loved ones on 9-11. She wished Councilmember Herndon a Happy Birthday.
- Councilmember Auch provided community announcements about the volunteers for cleanups in District 4 last weekend. The Girl Scouts of Greater Atlanta are Celebrating 100 years at Camp Timber Ridge on September 21, 1:00 pm to 5:00pm, and other upcoming events. The presentation is available in the agenda packet.
- Councilmember Ferguson shared his experience 23 years ago when he was living in New Orleans working with Marines. He had been speaking with other Marines in the New York towers when 9-11 occurred. While speaking with the Marines on the phone, the line went dead. His message was to hug your neighbor, love your neighbor. He commented about how the country was stronger and his appreciation for the military and first responders.
- Councilmember Ferguson gave directions of how to use the intake form on the City's website for upcoming events. He saw a lot of events for the holidays.

Mayor Owens reported:

- He thanked those who came out to Mableton's first Food Truck Friday. Although it

rained, it was still a fantastic time. He looked forward to the next one on October 4th in Mableton Town Square.

- Senior Citizens Council recently celebrated National Senior Citizens Day.
- On September 14, Six Flags will start Fright Night.
- He recently went to Six Flags, and he followed the Chaparone Policy where ten of his child's friends attended a birthday celebration. It is a safe, fun environment and the Six Flag's Chaparone Policy is being enforced.
- He referenced Cobb County Police Department Major Hurst's report at the previous Monday night work session. Major Hurst spoke about a lot of the security improvements at Six Flags,
- Improvements are not just at Six Flags, but at the Epi Center, and this part of the City. He thanked Major Hurst and all of Cobb County's first responders, EMS, and how the County all came together to improve Six Flags.
- Mayor Owens hoped residents would feel good going out to support Fright Night.

Mayor Owens commented about how 9-11 changed a lot of America's functions and how it was truly a defining moment. He expressed his gratitude to the first responders, including all of those that have given their lives both responding that day and after and during the last twenty years of conflict since 9-11.

a. Councilmember Auch's Announcements and Presentation

The presentation is available in the agenda packet record.

17. 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))

None.

18. ADJOURNMENT

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Auch to adjourn. The motion passed 7-0. There being no further business, the Mayor adjourned the meeting at 8:37 p.m.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk