CITY OF MABLETON, GEORGIA
Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
September 9, 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. All of Mayor and Council were present.

3. AGENDA ITEMS AND DISCUSSION

a. Update of Six Flags Over Georgia - Major Matt Hurst of Cobb County Police Department

Mayor Owens provided background about the recent efforts by the Six Flags Amusement Park, City, County, and other partners to build a safety plan for Six Flags Over Georgia. He recognized Major Hurst of Cobb County Police Department who provided an update. Major Hurst spoke about how the Six Flags Park had extended significant resources to make the park safer and more inviting. He spoke about the increased police patrol with special units throughout the surrounding area. He reported on how surrounding counties also work with Cobb County. He spoke about increasing and updating lighting, more technology for early detection of any problems. From the intelligence side, he did not expect any incidents. He did not see anything indicating any issues. He expected the park to be safe.

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Mayor Owens related to an incident in early spring. There were hundreds of young people there, but those involved were not from Cobb County. He addressed how Six Flags Park has a Chaparone Policy for those 15 and under. Discussion followed about how the summer had been a quiet summer and there were not any issues. Questions and answers followed. Councilmember Davis commended Major Hurst for a job well done.Councilmember Davis commended Mr. Greg Fuller of Six Flags and Major Hurst for the technology in place for safety.

Mayor Owens thanked Major Hurst for his report.

b. Update on 6116 Mableton Parkway - Chad Kastner, Director of Program Management of American Engineers, Inc. (AEI)

Mr. Kastner presented the drawings of 6116 Mableton Parkway. He asked for direction from the Council about the technology of the building regarding whether wireless or hardwired.
Mayor Owens opined that from cybersecurity's view, security is the same regardless. Most people coming into the building use wireless. He recommended the conference room and the business license kiosks being hardwired. Anywhere lots of people come in, should be hardwired.

c. Commissions, Authorities, Boards (CABs) Update

3 b - Mayor Owens provided updates on the appointment of the commissions, authorities, boards (CABs). There were questions and discussion about the appointment process. Highlights of the discussion:

- The Mableton Development Authority was active and meeting. The City was working through the IGA with the MDA. The Cobb Chamber and Select Cobb will be stepping up, and the City will have their expertise for the City to move forward with economic development.
- There has been one reading for the Planning Commission Ordinance. To be able to move forward with appointments to the Planning Commission, the City will need another reading and public hearing because state requires a public hearing for a Zoning Ordinance.
- The Ethics Board is to be appointed at the September 25th meeting.
- Council discussed what type of information to submit for their appointees.
- Requirements and information would vary according to the type of CAB.
- There will be a document shared from the mayor that describes the CABs and criteria.
- CABs will be tied to departments and services.
- Council can submit bio if they like for appointees, but the main items needed are name, phone number, and email. Anythiing beyond that is up to Council and what the appointee would like to submit.
- Mayor Owens asked for the Ethics appointee submissions by September 20th.
- A spreadsheet/document will be sent out with the governing terms for each CAB.
- Some CABs and appointments require resolution and some require ordinance.

Mayor Owens reported he had discussions with Keep America Beautiful and Keep Georgia Beautiful representatives. He has information. He submitted a formal request that the City would want to move forward with having a Keep Mableton Beautiful. The organizations acknowledged his request and were working on it, but needed the request on an official letterhead. The Keep America Beautiful representative wants to help work on the drafting of the City's sanitation and solid waste ordinance. There is an application to fill out. Initially, there will be a need for a group of citizens to engage in training as an initial push. It is more of a community meeting. The application must be completed first. Mayor Owens asked for names of people who would be interested in being formally introduced to Keep America Beautiful. There will be a town hall training session, to introduce Keep

America Beautiful. Timelines are not discussed yet. He would like to move quickly on this. This is another example of tying CABs to services. This would be code enforcement, and sanitation services. Discussion followed about different models to consider for setting up a Keep Mableton Beautiful. There was discussion about the Keep Cobb Beautiful model as a hybrid 501-c, noting the City does not have an enterprise fund, no separate generating fund for activities. There was some initial funding budgeted for initial start-up perspective. There will have to be an IGA in place with DOT. None of this is in conjunction with taking over any right of ways, of public works. It is beautification, litter, and potential recycling. Any discussion with County has nothing to do with right of ways as far as maintenance.

4. PRE REGULAR MEETING AGENDA REVIEW

Highlights of the pre-agenda review:

- There was a general review of the upcoming September 11, 2024 agenda. Mayor Owens clarified there would still be a 5:15 pm work session prior to the regular meeting.
- During the 5:15 pm work session, there will be a Year End Financial Report as of June 30, 2024, a Finance Report for Month One of Fy 2025, and the proposed FY 2025 Budget. Mr. Tanks stated he was pleased with the numbers and how the financial have progressed.
- The lease agreement on 1245 Veterans Memorial was on the agenda because the first draft was not in substantial form. There have been substantial modifications. Originally, it was 22-25 pages, and Attorney Walker-Ashby marked it up, remarked up, had back and forth with landlord. They have come back and there have been so many adjustments. If the City can get their comments by tomorrow, it will be on the agenda.
- Ratification with Chris Pike - the contract had modifications. It is now signed by Mr. Pike, ready to be considered for a vote. Councilmember Auch asked about the hourly rate stated in the minutes. The rate was mis-typed in the minutes. The clerk will correct to $150/hour in the minutes instead of $100/hour. The financial terms had not changed. The final contract is in the packet.
- City Clerk explained she needed confirmation for the record to tell GMA and GMEBS that Mayor and Council previously directed that GMEBs should consider time for the 1099 full time staff and that council's time is considered back to their election dates in regards to considering retirement calculations (March and April 2023). (Susan Hiott would be January 2024, and Lily Smith was November 2023) Council agreed and directed the City Clerk to inform GMA of their confirmations.
- Mr. Tanks reported the City was looking good and competitive for good talent. The City is looking to hire a Community Development Director very soon.
- There was discussion about the timelines for moving into 1245 Veterans Memorial and 6116 Mableton Parkway buildings. Mayor Owens commented about how the exterior matters as well as interior before the contract was signed for 1245 Veterans Memorial. It was time to negotiate before signing the contract. Mr. Tanks will present the council's concerns to the realtor.

Councilmember Auch asked for an Executive Session regarding a personnel matter.

5. **ANNOUNCEMENTS**

6. **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))**

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Herndon to go into Executive Session for litigation, real estate, and personnel. The motion passed unanimously. Yeas: Davis, Oladapo, Jeffcoat, Auch, Ferguson, Herndon and Owens (8:03 pm)

Motion was made by Councilmember Oladapo and seconded by Councilmember Auch to close Executive Session. The motion carried 6-0. Yeas: Davis, Oladapo, Jeffcoat, Auch, Ferguson, Herndon and Mayor Owens was away and did not vote.

7. **ADJOURNMENT**

Motion was made by Councilmember Auch and seconded by Councilmember Jeffcoat to adjourn. The motion passed 6-0. Mayor Owens was not present for the vote.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk