



**CITY OF MABLETON, GEORGIA**  
Riverside EpiCenter  
135 Riverside Pkwy, Austell, GA 30168  
October 9, 2024 at 6:30 PM

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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

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**CITY COUNCIL REGULAR MEETING MINUTES**

**1. CALL TO ORDER**

Mayor Pro Tem Jeffcoat called the meeting to order and thanked everyone for attending and their support.

**2. ROLL CALL**

City Clerk Hiott conducted roll call. Mayor Owens was absent and Mayor Pro Tem Jeffcoat presided. All of the council members were present. Quorum was present.

**3. INVOCATION**

Councilmember Davis led in the invocation.

**4. PLEDGE OF ALLEGIANCE**

Councilmember Ferguson led in the Pledge of Allegiance.

**5. APPROVAL OF AGENDA**

**Motion** was made by Councilmember Ferguson and seconded by Councilmember Oladapo to approve the agenda. The motion carried 6-0.

**6. PUBLIC HEARINGS**

None.

**7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS**

**a. South Cobb Library Report - Jo Lahmon, South Cobb Regional Manager**

Mayor Pro Tem Jeffcoat recognized Jo Lahmon, South Cobb Regional Manager, who presented. Also in attendance was Nakisha McNeal, Adult Services Librarian I. The PowerPoint presentation is in the agenda packet.

The presentation highlights included:

- What's at the Library (databases and free streaming, Chromebooks and launch pads, small business resources, computer classes, book club kits, 3D printing, ESL Classes, programs, and passes)
- The library provides access to resources, community engagement, education, and outreach.
- Upcoming events were announced.
- Ms. Lahmon and Ms. McNeal encouraged everyone to support their local library.

## **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.**

Public Comment:

- Phil Barnett of Mableton spoke about a study regarding black contractors in construction. He addressed AI, and training young people for the future in the construction field. He asked the Council to help.
- Monica Delancy spoke about National Hispanic Month and invited the Council to the Renter's Rights Summit, October 12th, 1-5 pm at Antioch Love and Spirit Church.
- Michael Murphy spoke about his suggestion to have inclusionary zoning and tiny homes. He was glad to see the library report. He petitioned for an additional hour to be opened at the South Cobb branch.
- Matthew Nicholson provided information about the M-SPLOST that would be the last item on the upcoming ballot. Information can be found at [cobbcounty.org/msplost](http://cobbcounty.org/msplost).
- Denny Wilson spoke about the M-SPLOST on the ballot, and the first item, an amendment #1 on state sales tax which was another penny increase. She spoke about some zoning concerns she was seeing, and stated she was glad to see the Zoning Code on the agenda.

Mayor Pro Tem Jeffcoat thanked everyone who spoke. She stated Council took the public comment seriously.

## **10. CONSENT AGENDA**

**Motion** was made by Councilmember Auch and seconded by Councilmember Ferguson to approve the Consent Agenda. The motion carried 6-0.

### **a. Approval of September 11, 2024 5:15 PM Work Session Meeting Minutes**

**b. Approval of September 25, 2024 Regular Meeting Minutes**

**11. UNFINISHED BUSINESS**

**12. NEW BUSINESS**

**a.**

- **Consideration and Approval of Award and authorize Mayor to Negotiate and Execute Contract in substantial form with CSC General Contractors, Inc. for Construction Services at 6116 Mableton Parkway - Chad Kastner, Director, Program Management of AEI**

Mayor Pro Tem Jeffcoat announced item and stated there was a work session on Monday, October 7, and the item was discussed. Mr. Kastner had reported that all permits were approved for build-out. The next step is to approve the contract with CSC General Contractors. Mr. Tanks added that the facility will house the Community Development Department and the Code Enforcement Department. He asked Council to support and approve the contract and funding. The tenant will reimburse the City for half of the cost of the unit. The contract is within the agenda packet.

**Motion** was made by Councilmember Davis and seconded by Councilmember Ferguson to approve the award and authorize the Mayor to negotiate and execute a contract in substantial form with CSC General Contractors, Inc., for the construction services at 6116 Mableton Parkway for an amount not to exceed \$324,814.05 (including friendly amendment) Mr. Kastner had confirmed the amount of the contract with CSC General Contractors Inc. for the amount of \$324,814.05. The amount includes an additional air conditioner unit which the tenant will reimburse the City for half. The contract was the last item in the agenda packet.

The motion passed 6-0

**b. Approval of funding for 1245 Veterans Memorial Highway Build Out for Administrative Offices - City Manager Bill Tanks**

Mayor Pro Tem Jeffcoat announced item and recognized City Manager Bill Tanks who provided background. Mr. Tanks stated he was asking for funding not to exceed \$225,000. Vandana Aggarwal (V.P, Operations of Aggarwal Real Estate) is waiting for one more bid. Her last bid came in at \$456,000, which was excessive. She has another bid coming, and she believes it may be less. Mr. Tanks asked Council to approve funding for buildout of 1245 Veterans Memorial Highway for Administrative Offices not to exceed \$225,000.

**Motion** was made by Councilmember Ferguson and seconded by Councilmember Davis to approve the funding amount not to exceed \$225,000 for the 1245 Veterans Memorial Highway buildout for Administrative Offices. The motion passed 6-0.

**c. First Read of An Ordinance Creating Chapter 8, Building and Construction and for other purposes - City Attorney Emilia Walker-Ashby**

Mayor Pro Tem Jeffcoat announced the item and recognized Attorney Walker-Ashby who

presented the First Read of Chapter 8, Building and Construction Ordinance.

Attorney Walker-Ashby provided an overview of the articles and divisions of the code:

- It is a special transitional chapter for the City. It consists of four articles. It was modeled off of the county, and she also looked at recent cities that recently incorporated because those cities' codes were more recently updated. The city codes are more tailored to the city. Some of the provisions were modeled off of Brookhaven as well as provisions from the County's code.
- Attorney Walker-Ashby noted on page 45 of the agenda packet, Article 2 - Construction and Technical Code, Section 8.2.1, there are adopted state minimum standard codes. She named the codes: International Building Code, International Residential Code, International Plumbing Code, International Fuel Gas Code, National Electrical Code, etc.
- Attorney Walker-Ashby addressed the Administration and Enforcement section. Variances and appeals will be facilitated by the Board of Zoning Appeals. The ordinance creating the Board of Zoning Appeals will be up for public hearing and adoption at the October 23, 2024, meeting. She provided an additional explanation.
- Attorney Walker-Ashby referenced Article 4 - Multifamily Rental Housing Inspection Program (page 75 of the agenda packet). She explained the section from the County was for commercial establishments that rent out multifamily units. Before an establishment can get an occupation certificate, they must submit an inspection report showing 25% of rental units have been inspected. If there are issues, the establishment must give the building officials a suitable plan for correcting the issues.
- A public hearing is scheduled for October 23rd because, with the bringing over of other chunks of other codes, it felt safest to have a public hearing.
- The second read and adoption will be the first regular meeting in November.
- Councilmember Ferguson addressed the need to have the proposed ordinance reviewed before final adoption.
- Mr. Tanks stated he would email the schedule for the ordinances' public hearings and second reads and adoption schedule.

Councilmember Ferguson reminded everyone, from Monday's meeting, that there should be a re-look at the versions of the County codes. Mr. Tanks stated he would get the Administration to look at the ordinances, also.

**d. First Read of an Ordinance Creating Chapter 10, Article I, Planning and Zoning of the City of Mableton Code of Ordinances, Establishing A Mableton Zoning Code and Zoning Map and for Other Lawful Purposes - Chris Miller of IBTS**

Mayor Pro Tem Jeffcoat announced the item. Mayor Pro Tem Jeffcoat asked if Mr. Miller and Mr. Houosack of IBTS were present. They were not and City Attorney Walker-Ashby provided background.

Attorney Walker-Ashby conducted the First Read:

- This is the second transitional leg for completion and adoption in November as well. There is a fee schedule, as well as the Chapter 8 Building Code.
- The City used the County's fee schedule.
- Attorney Walker-Ashby will meet with the county, and the County have agreed to have Mableton's staff and Planning Commission look at processes and getting the mythology.
- There will be a 45-day period for Administration and new hires will acclimate themselves for the official takeover. It could be February 1st. The County have asked to not do in January as they will be less available.
- Her recommendation was February 1st. This will be discussed at the retreat.
- The Planning and Zoning Code was comprised in the new Chapter 10, Planning and Zoning Chapter.
- Chapter 10 refers to the Planning Commission, Board of Zoning Appeals and will incorporate the Zoning Map.
- This is the first read. The Mableton Zoning Code is a living, breathing document. It will change as the City goes through the process, and as the council and public recommend changes.
- In November, the Council will adopt. The Council can adopt that day or meeting after.
- Questions and discussion followed.
- Councilmember Auch asked about the adoption of ordinances on October 23. Attorney Walker-Ashby explained that the appointee bodies are scheduled for public hearing and adoption on October 23. The bigger code will have public hearing on October 23 only. Chapter 10, the larger code, will be considered for adoption at the first meeting of November. The City will be discussing that larger document at Council's retreat.
- Councilmember Ferguson inquired about having a moratorium on zoning during the 45-day shadow period. Attorney Walker-Ashby explained that the date the Mayor and Council give directions to administratively take over, and she will send the County notification. The council may want a period of inactivity. Several cities have put moratoriums in place that put in place a reasonable period of no development. That could be discovered the month before take over.
- Councilmember Ferguson asked if there had been discussions with Gov Pilot. Ms. Walker-Ashby reported the City had given them documentation. They are working with us, and are in progress.
- Mayor Pro Tem Jeffcoat asked if February 1st was the target date, the best case scenario. Mr. Tanks speculated that if buildings don't get in place, the City may have to change the date. If everything including staff, buildings, software, etc. is in place, and if the team was ready, he is confident February 1st is a realistic date. Councilmember Ferguson inquired if the building wasn't in place, how that would stop progress. Mr. Tanks explained that if the building is not ready, then that would keep the City from being in place. However, June 25th is the real deadline. He said that if the City threw the team in the game before ready, it could be catastrophic. He would love to have the space and address for people to come. The buildings are a big part.
- Councilmember Herndon asked, would the Council get the deep delve into the document at the next meeting? Mr. Tanks explained there will be things staff will pick up and need to change. There are well established cities still adjusting their

Zoning Code. Rob Housak will do a deep dive. Mayor Pro Tem commented that about 400 pages is a lot. Mr. Tanks explained there is no attorney that knows every law. He referenced the need to do research and having subject-matter experts on staff. Discussion continued. Councilmember Ferguson expressed that the big reason the Council ran for office was because of the Zoning Code. It was important to know what the City was adopting, so Council could have viable conversations with the community. He thought the entire council would do a deep dive into the document. Mayor Pro Tem Jeffcoat referenced how the document could be queried, and the City had staff that understood the document,

### **13. OTHER BUSINESS/DISCUSSION**

### **14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS**

City Manager gave a shout out to Alison Benson for carrying the torch while carrying the work load of both Executive Assistants while Lily Smith was absent. He acknowledged Alison's sacrifice for the City when he saw her working at Food Truck Fridays with her baby in a stroller. They do a lot more than get paid for. He asked everyone to remember financial consultant Chris Pike, who lost his mom today.

Mayor Pro Tem Jeffcoat stated prayers and thoughts are sent out to staff and family.

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

No comments.

### **16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS**

Summary of Comments:

- Councilmember Davis announced details about the Austell Community Task Force Syposium to be held on October 19, 10 am to 12 noon at South Cobb Recreation Center. He invited everyone to attend.
- Councilmember Davis asked everyone to lift up prayers for Florida people dealing with Hurricane Milton.
- Councilmember Auch announced various community activities, such as October 12th 10 a.m. - 4 pm is Mable House Harvest Festival, October 19th Our Giving Garden and Fall Market, and Keep Cobb Beautiful Paint Recycling/Amnesty Collection Event at Jim R Miller Park.
- Councilmember Ferguson expressed concerns and asked everyone to look out for citizens and the betterment of the country and locally. He spoke about Hurricane Helene and surrounding areas that have had hard time.
- Councilmember Ferguson spoke about the Green Room Restaurant hosting a Hurricane Relief Benefit on November 17th, 12-8. They also have live music events. The Green Room has great pizza and off menu items. The Family Life Restoration Center offers free virtual health care. He encouraged everyone to educate themselves about the MSPLOST. He reminded everyone to send events to the city's website.
- Councilmember Herndon confirmed that appointments Commission and Ethics

Commission would occur at the October 23 meeting.

- Mayor Pro Tem Jeffcoat had a presentation of reminders. She wished City Manager Tanks and Councilmember Oladapo a happy birthday.
- There were photos of the Pebblebrook High School City Hall field trip, and Food Truck Friday.
- The Mable House Harvest Festival will be Saturday, October 12.
- We Care Vet Fair will be November 1 and 2 at Cobb County Civic Center, Marietta.
- Remember those in the path of Hurricane Milton. There is an uptick of traffic so be patient and safe.
- Mayor Pro Tem Jeffcoat encouraged everyone to please go vote. Early voting is October 15-November 1, 2024
- The General Election is November 5, 2024.

**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 Auch and seconded by Councilmember Ferguson to adjourn. The motion passed 6-0.

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Dr. Michael Owens, Mayor

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Susan Hiott, City Clerk