CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
October 23, 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 the Mayor and Council were 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 Jeffcoat to approve the agenda but deferring the appointments to the Ethics Board to November 13, 2024. Councilmember Ferguson seconded. the motion.

Discussion followed:

- Councilmember Auch asked for an explanation of the motion to defer, noting the appointees and their families were present at the meeting.
- Councilmember Jeffcoat explained how during her research to get a better understanding of the parameters and requirements for each position, she had a concern. She expressed she wanted further clarification to get some questions answered. She added the City Attorney could explain more about the ordinance.
- Councilmember Auch asked City Attorney to clarify.
- City Attorney Walker-Ashby expressed her preference to discuss in Executive Session so she could speak with the Council first.
- The issues regarded personnel and litigation. She has not had the opportunity to

address as a body.

- Councilmember Auch stated the appointees have been provided for weeks, some months. She opined the appointments should be discussed publicly.
- Councilmember Oladapo asked if the appointments present could be appointed that day. Councilmember Jeffcoat explained it was about the requirements and parameters, not about attendance.
- Mayor and Council deliberated about continuing to make the Ethics Board appointments for that day or deferring the appointment item and continuing the conversation in the Executive Session.
- Councilmeber Ferguson commented on the issue at hand to deal with in the Executive Session that goes into litigation and personnel.
- Councilmember Herndon expressed she did not think there was a litigation matter.

Motion was made by Mayor Owens to call the question to end the discussion. The motion to call the question carried 4-3. Nays: Oladapo, Auch, and Herndon

Mayor Owens restated the original motion to approve the agenda except Item 12 a, appointments to the Ethics Board, to be deferred.

- Councilmember Auch commented that everyone that came to the meeting had their time wasted. The Council had ample time to discuss the appointees.
- Councilmember Jeffcoat apologized, and addressed how she wanted to get it right and wanted to be clear and get questions answered. Once they go into Executive Session and questions are answered, the appointees can be voted upon at the next meeting.
- Councilmember Auch addressed how the Council could vet the appointees at the current meeting.
- City Attorney Walker-Ashby reminded Council that there was a call to question.

The vote on the motion to approve the agenda, and deferring 12 a (Ethics Board Appointments) to the next meeting carried 4-3. Nays: Oladapo Ferguson and Herndon

6. PUBLIC HEARINGS

a. Public Hearing for An Ordinance Creating Chapter 8, Building and Construction and for other purposes - City Attorney Emilia Walker-Ashby

Mayor Owens announced the item and recognized City Attorney Walker Ashby who provided an overview of the ordinance.
Mayor Owens opened the public hearing. There was none. He asked again for public comment. There was none. Mayor Owens closed the public hearing.

b. Public Hearing for an Ordinance Amending 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 - Rob Hosack and Chris Miller of IBTS

Mayor Owens announced the item and recognized City Manager Bill Tanks who yielded to Mr. Rob Hosack to provide an overview of the Amendment of Chapter 10, Article I Planning and Zoning of the City of Mableton Code of Ordinances.

Mr. Hosack summarized:

- In previous meetings, objectives were highlighted for the bridge or interim ordinance for the launch of the Planning and Zoning services, while also working on the Comp Plan.
- There were a few tweaks since the last draft. Most were editorial and grammatical changes.
- One of the substantive changes was the new permitted use of "Eating Establishment" defined, so to distinguish the difference between "Eating and Drinking Establishment" that have some provisions specific to the sale of alcoholic beverages that would not apply to restaurants that do not sell alcoholic beverages. He provided an example of Domino's Pizza.
- The definition of "Eating and Drinking Establishment" was tweaked so to clarify that the establishment must serve meals 5 days a week, versus 6 days a week.
- There were corrected references to "Cobb Douglas Health" instead of the Cobb Board of Health.
- There is clarification that "Protected Mountain Areas" as defined by the State of Georgia do not exist in the city (Section 1.07).
- He clarified Item 5 in Section 2.03 that plans approved by a District Commissioner in Cobb County (prior to adoption of the Mableton Zoning Code), will be subject to approval by the Mayor and Council upon adoption of the code. In February, the City will have to establish what happens in those instances. The Mableton Improvement Coalition suggested some language changes. The County felt it was a reasonable suggestion, and he believed it was a good idea and, with attorney's concurrence, the next draft would have the language inserted.
- There was an update to 4.01 section which mirrors provisions for backyard chickens. That ordinance was not on the Municode sight when downloaded from the County. He thanked Councilmember Auch for noticing. Those lots smaller than two acres in size are in the correct zoning code.
- The final review, with the assistance of someone with expertise and operational items, noticed unintended donation drop boxes under permit by the county. Owners of the donation boxes need to come back and update the permit with Mableton. Once the permit expires with the county, it will have to come back to Mr. Tanks and professional staff and update the permit annually. This was clarified in Section 7.28.
- There were small tweaks to the zoning map. The date of adoption on the map has been changed.
- The date of adoption of November 13, 2024, is on the map.
- Upon adoption of the particular map in November, the City will want to make reference that any zoning decision after October 3, 2024, will need to be updated in the first version of the new zoning map.
- Mr. Hosack will be working with Mr. Tanks to secure a consultant that will assist the City until ready to hire GIS staff or work with the County.

- There were some revisions to the draft rezoning application.

Mr. Hosack thanked Mayor and Council for their time and attention.

Questions and discussion followed:

- Councilmember Ferguson commented about making sure language was conducive to Mableton and not Cobb County.
- Mr. Hosack commented about how there are some improvements that he thinks have improved over the Cobb County ordinance. A complete rezoning rewrite will occur after the City adopts its Comp Plan.
- Councilmember Ferguson inquired about the make-up of the Planning Commission. Mr. Hosack stated he corrected the error of listing five commissioners, and he changed the number to seven.
- Councilmember Ferguson asked that the language being used related to Mableton and focused on what Mableton wanted to do and not what Cobb County had done in the past.

Mr. Hosack stated there are some new items and cool approaches that will help when adopting a new ordinance after the adoption of the Comp Plan. Councilmember Ferguson commented about amending the document reflecting what the residents want as the City works with the Planning and Zoning document.

Mayor Owens reiterated that this Zoning Code was being adopted during the transition period, but the City will be doing a full rewrite in due time. The City was now focusing on getting leaders and directors in place first before selecting a vendor for the rewrite.

Mayor Owens opened the public hearing:

Denny Willson of District 2 thanked Councilmember Ferguson for the information. She was glad the City was taking over zoning. She expressed her concern about all the yellow zoning signs she was seeing all over the city. She commented about the city being built out, and the greatest fear is that the city is being over saturated with more townhomes on prime properties that could be valuable for single-family homes. She expressed concern about the property on Factory Shoals. She opined that it was going to be a rental facility. The City needed to look at that property.

TJ Ferguson, as a resident, came forward to speak. He commented on the process the Council was going through and wanted to make sure it was clearly understood. He explained how the County's zoning cases were heard on a weekly and bi-weekly basis. Some of the cases were heard before the City was a City and the Mableton Council were put in place. The Council is going to work vehemently to find out what the constituents want to see in Mableton. He encouraged residents to converse and talk about what they would like to see in their districts. He believed each of the Council wanted to hear from their constituents.

Mr. Lamar Scotty of District 3 reported he had been in Mableton for 30 years. He spoke about the need for changes and how he wanted Mableton to outshine Smyrna and Vinings. He addressed how the mayor and council have to consider growth and development, as opposed to keeping taxes as low as possible. He addressed how businesses and retail looked at the number of rooftops in an area, and how economic development drives the city.

Mayor Owens asked for additional public comment and there was none.

c. Public Hearing for an Ordinance Creating Chapter 10, Article 3, Review and Decision-Making Bodies, of the City of Mableton Code of Ordinances and for other Lawful Purposes - City Attorney Emilia Walker-Ashby

Mayor Owens announced the item and recognized City Attorney Walker-Ashby who stated the title Board of Appeals had been changed to Board of Zoning Appeals to be consistent with the proposed Zoning Ordinance.

Mayor Owens opened the public hearing. He asked if there were any speakers. There was none. He closed the public hearing.

Councilmember Auch asked for a five-minute recess due to technical issues with her laptop. At 7:31 p.m. there was a five-minute recess.

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

8. 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:

Sam Culbreath extended a heartfelt thank you to those council members that attended the Austell Community Task Force Symposium held October 19th. He announced the Austell Community Task Force meets the first Monday of the month at the South Cobb Recreation Center.

Mayor Owens reminded everyone to go to the City's website (mableton.gov) and submit their events on the City of Mableton's External Community calendar.

Donte Philpot of District One of Austell Community Task Force expressed thanks for Council's dedication and hard work showing up to community events. He addressed how there are community liaisons and community advocates. They are here to work with the Council and encouraged the Council to use the Austell Community Task Force. All are pulling for the same goal. He reminded the council that there are people who want to see the City fail. He remarked let's not give them the opportunity.

Cassandra Brown of District 4 and Mableton Improvement Coalition (MIC) updated everyone about the School Board's proposal to build a school bus depot on 440 Veterans Memorial Highway. MIC has engaged and organized a petition, met with the school board, and attended board meetings. Members of MIC have spoken against the proposal. She thanked Mayor and Councilmember Auch who have also been engaged.

Matthew Nicholson spoke to raise the awareness of the MSPLOST that was on the ballot.

Lamarr Scottie addressed Zoning and the job before the Council. He explained why the discourse was a good thing. The Council was not a yes, rubber stamp city council. He recommended Executive Sessions before meetings to avoid discourse. He addressed economic development.

City Clerk Hiott provided a public comment via an email from a resident in District 1 who had a complaint about a house that had been bought by a company called "Rent A Room" on Fitzgerald Lane, Austell. The SWAT team had been at the house.

Joel Cope, President of the Mableton Improvement Coalition (MIC), spoke about the organization. He encouraged Mableton residents to join MIC. He and MIC looked forward to working with the Mableton Mayor and Council.

Denny Wilson addressed the proposal for the bus depot. She asked why Mableton was chosen. She named other potential sites. She hoped the Mayor and Council would stand strong against the bus depot. Everyone of the spots were in neighborhoods.

Mayor Owens stated he had reached out to Superintendent Ragsdale twice for an introductory meeting and had not heard back from him yet.

9. CONSENT AGENDA

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

Councilmember Ferguson asked if School Board Superintendent Ragsdale could attend a council meeting to talk about his plans. Mayor Owens replied there had not been any specifics about what the land would be used for.

a. Approval of October 7, 2024 Work Session Minutes

b. Approval of October 9, 2024 Regular Meeting Minutues

c. Approval of October 9, 2024 Work Session Minutes

10. UNFINISHED BUSINESS

None.

11. NEW BUSINESS

a. Second Read - Consideration and Approval of an Ordinance Creating Chapter 10, Article 3, Review and Decision-Making Bodies of the City Code of Ordinances, Establishing the City of Mableton Planning Commission and Board of Appeals and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby

Mayor Owens announced the item and recognized City Attorney Walker-Ashby who pointed out the title on the agenda included the title for two separate ordinances. She explained why she changed the title of Board of Appeals to the Board of Zoning Appeals to be consistent with Mr. Hosack's proposed Zoning Ordinance. The ordinance creates Chapter 10, Article 3 which addresses the Planning Commission and Board of Zoning

Appeals. She provided additional information about the ordinance. Questions and discussion followed. There was discussion about the title on the agenda and the recently updated ordinance to reflect the name change to Board of Zoning Appeals.

City Attorney Walker-Ashby addressed Section 4 of the ordinance: T*he City has not yet determined the date that it will transition zoning services from Cobb County, Georgia, to the City. As such, planning commission and board of zoning appeals members shall not officially act on any actual zoning application and/or case under this Ordinance, until such date that the City formally transitions zoning services from Cobb County, Georgia, to the City, in accordance with section 7.15 of the City Charter and/or other applicable laws. Planning commission and board of zoning appeals members may meet to participate in training and education related activities prior to the city's transition of zoning services from Cobb County, Georgia.*

Following discussion about the title on the agenda, City Attorney Walker-Ashby recommended making a motion to amend the agenda to have the agenda item title to be consistent with the title of the ordinance.

Motion was made by Councilmember Ferguson and seconded by Councilmember Oladapo to amend the agenda as written with respect to Item 11a to read consideration and approval of creating Chapter 10, Article 3, Review and Decision-Making Bodies of the City Decision-Making Bodies of the City Code of Ordinances and for other lawful purposes. The motion passed 7-0.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Auch to approve the ordinance creating Chapter 10, Article 3, Review and Decision-Making Bodies of the City Decision-Making Bodies of the City Code of Ordinances and for other lawful purposes.

Per Councilmember Ferguson's question, Council confirmed the ordinance created the Planning Commission and Zoning Board of Appeals. City Attorney Walker-Ashby confirmed the ordinance was creating the Planning Commission Board of Zoning Appeals. The motion carried 7-0.

b. Consideration and Approval of a Resolution to Authorize Investment and Designate Representatives in the Georgia Fund 1 - Local Government Investment Pool (LGIP) - City Manager Bill Tanks

Mayor Owens announced the item and recognized City Manager Tanks who provided background. Mr. Tanks explained how the Georgia 1 Fund allows cities to have higher interest rates on their reserved funds. The City can move money as needed. Mayor Owens added this would be diversifying banking.

Motion was made by Councilmember Auch and seconded by Councilmember Davis to approve the Resolution to Authorize Investment and Designate Representatives in the Georgia Fund 1 - Local Government Investment Pool (LGIP).

Councilmember Ferguson asked about the period of investment, quoting a minimum of 30% for no less than 30 days. Mr. Tanks explained 30 days show liquidity, and the City would keep 30-60 days in an operating account. This gives the City flexibility to pull.

The motion carried 7-0.

c. First Read - An Ordinance Adopting Year 2025 Regular Meeting Schedule and Other Purposes - City Clerk Susan Hiott

Mayor Owens announced the item. Questions and discussion followed the first read.

City Clerk Hiott explained:

- The 5:15 pm work session was on the second meeting of the month since there was a 6:30 pm Monday worksession prior to the first regular meeting of the month.
- The City Manager suggested adding additional hard dates for the spring and fall planning conferences to the meeting schedule.
- There may be a need to add additional meetings for the 2025 Budget cycle.
- Most cities adopt their calendars at this time of the year. The approved dates need to be placed in the software.

Mayor Owens reiterated there may be additional meetings for the budget. He explained how the Council was a working council, noting some cities have earlier meetings in the day, but the Mableton council maintains full-time jobs. Many of the residents have full-time jobs. He stated the 6:30 pm meetings allow Council time to get to the meetings. However, the second work session began at 5:15 pm.

Councilmember Ferguson inquired about the Monday worksession before the Wednesday meeting. The Mayor commented about the goal to be as effective at doing the business of the City, but being respectful of others' time.

This was first read and no action taken. Comments should be given to the City Clerk.

d. First Read - An Ordinance Amending the Georgia Municipal Employees Benefit System (GMEBS) Defined Benefit Retirement Plan Agreement - City Clerk Susan Hiott

Mayor Owens announced the item and recognized City Clerk Hiott who explained this was a minor amendment. The amendment corrected dates for staff's start dates and council's election dates.

City of Conyers was written at the bottom of the document. City Clerk stated GMA would correct their template. This was GMA's typo.

This was first read, no action taken.

12. APPOINTMENTS

a. Board of Ethics Appointments

This item was deferred per the approval of the agenda at the beginning of the meeting.

a. Planning Commission Appointments

Mayor Owens announced the item and recognized City Attorney Walker-Ashby who provided an overview of the resolution.

Motion was made by Councilmember Auch to approve the Resolution Confirming the Appointment of the City's Inaugural Planning Commission. Councilmember Jeffcoat seconded the motion. The motion passed 7-0.

Mayor Owens read the Certificate of Appointment to the members of the Planning Commission.
The Loyalty Oath was administered by Mayor Owens. Photos were taken.

Planning Commission Members (listed in the resolution):
Robin Meyer - Appointed by Mayor Owens (not present)
Donte Philpot - Appointed by Councilmember Davis District 1 - (present)
Undriss Miller - Appointed by Councilmember Oladapo - District 2 (not present)
Jeanette Hardee - Appointed by Councilmember Jeffcoat - District 3 (present)
Carl Valenzano - Appointed by Councilmember Auch - District 4 (present)
Cheryl Davis - Appointed by Councilmember Ferguson - District 5 (not present)
Vinis Walker - Appointed by Councilmember Herndon - District 6 (present)

b. Nomination and Appointment of Community Development Director
Mayor Owens announced the item. He provided background about how the Community Development Director position had been one of the first hire attempts following the City's initial first three hires. The City had several state-wide searches earlier this year. Interviews were conducted, but at the end of the day, the staff did not hire. It was important to find the right person instead of finding a person. The City Manager was hired, and then the City sought applicants again. Mayor Owens further explained how the position would be one of the most important and impactful positions because the role was a revenue-generating role. Mayor Owens was happy to report that after taking another far and wide search, a person had been found and that he felt strongly about the hiring. He recently had the privilege of serving with Juliana Njoku at the ARC Regional Leadership Institute. He was proud and honored to nominate Juliana Njoku as Community Development Director. Everyone on the Council has had the opportunity to speak with Ms. Njoku.

Mayor Owens asked Ms. Njoku to come to the podium, and Ms. Njoku came forward and expressed her excitement about accepting the appointment. She expressed how excited she was about the City of Mableton. She reported she had spent time with the mayor and city manager and the outstanding council and others. She was ready to join a team of people committed to getting things right. She provided information about her 25 years of experience including community development, planning, community engagement with groups, administration, Atlanta Housing, international development, and many other experiences with other County and City governments. She spoke about building a city everyone will be proud of and thanked the Mayor and Council for the honor and privilege of being in the City of Mableton.

City Manager Tanks recommended Juliana Njoku as Community Development Director. He explained the interviewing process. There were 18 applicants, narrowed down to five finalists. She went before a technical panel of 4 local directors. Mr. Tanks recommend Juliana Njoku as Mableton's first Community Development Director. Mayor

Owens accepted the recommendation and officially nominated Juliana Njoku as the Community Development Director.

Councilmember Ferguson made a motion to bring in Juliana Njoku as the first ever Community Development Director for the City of Mableton. Councilmember Oladapo and Mayor Pro Tem Jeffcoat seconded the motion and nomination. The motion passed 7-0.

c. **Resolution Authorizing and Appointing Lily Smith and Alison Benson to Serve as Deputy Clerks During Absence of Clerk**

(This item was heard before Item 12 b.)
Mayor Owens announced the item and explained the resolution authorizes Executive Assistants Lily Smith and Alison Benson to serve as deputy clerks in the absence of the City Clerk. Lily Smith previously served as a deputy clerk in Kennesaw. Both Lily and Alison have taken the mandated classes.

Motion was made by Councilmember Oladapo to approve the Resolution Authorizing and Appointing Lily Smith and Alison Benson to Serve as Deputy Clerks during the absence of the City Clerk. Councilmember Ferguson seconded the motion. The motion passed 7-0.

Mayor Owens congratulated Lily Smith and Alison Benson and stated their work has been invaluable to the City, and the expanded role shows the belief in the leadership that you see in Lily and Alison.

13. OTHER BUSINESS/DISCUSSION

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

Mayor Owens asked City Manager Tanks for any announcements. Mr. Tanks reported:

- City made a successful transition from financial software QuickBooks to BS&A. The new software was up and running and active.
- Community Development Director has been hired.
- People, place, and ordinances are happening and aligning for the start-up.
- Work has began on the build of 6116 Mableton Parkway which will house the Community Development and Code Enforcement Department.
- An HR Specialist was hired to help with the influx of hiring over the next month or two.
- A Special Projects Manager has been hired to help him.
- A community development clerk has been hired to help Nyree Simpson to get ready for Business License Renewals in November.

Mr. Tanks thanked the Mayor and Council for approving the Classification and Pay Plan and employee benefits. Mableton was attracting good candidates.

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

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember Davis welcomed Ms. Juliana Njoku and the Planning Commission appointees to the City. He looked forward to working with Ms. Njoku. He thanked City Manager Tanks and Councilmember Auch, and Mayor Pro Tem Jeffcoat for attending the *Where we go from here Symposium* that was held the previous Saturday. The discussion was very robust. He commented about how great it was to see the community engaged.

Councilmember Oladapo thanked everyone for attending. She apologized for the unexpected change to defer the Ethics Board Appointments. She commented about how it was frustrating to have family here and the item was removed at the last moment. Some were caught off guard. The council will make sure all is in alignment before having another date. She welcomed Juliana Njoku to the team. She congratulated the Planning Commission.

Mayor Pro Tem Jeffcoat thanked everyone for being present and their patience. She congratulated Lily Smith and Alison Benson for the appointments to be deputy city clerks. She appreciated all the hard work they did. She thanked and congratulated the Planning Commission for their appointment. She congratulated Community Development Director Juliana Njoku. She commented about how during the interview she was impressed with Ms. Njoku's skill set. She reported on meeting with Grice Consulting, the firm leading in the 2045 Comp Plan, She shared her vision for the City of Mableton and District 3. She spoke about how important it was to be involved. She encouraged everyone to be engaged. She spoke about other events such as the We Care Event Fair. She encouraged everyone to vote in the upcoming election.

Councilmember Auch congratulated Community Development Director Juliana.Njoku and the Planning Commissioners for stepping up to fill the important roles. She spoke about the importance of being engaged and how important the engagement was to the Comprehensive Plan 2045. She thanked her potential nominee for the Ethics Board. She pointed out how the nominee came before Councilmember Auch had arrived and brought her family with her. She addressed how the Council had months to bring nominees. Everyone knew the names of the appointees. She apologized on behalf of the Council for how the meeting went, and she hoped the next meeting would go smoothly.

Councilmember Ferguson spoke about how it was still hurricane season and the recent significant impact on the south. He reminded everyone to remember the Green Room Restaurant which was hosting a Hurrican Relief event on November. 7 for donations and clothing to support those impacted by the hurricane. The Green Room will have other live music events. He announced information about the Family Life Restoration Center offering health care. He encouraged everyone to know what was going on with the MSPLOST. He spoke about having the honor of speaking with Ms. Juliana Njoku and was amazed at how she wanted to help the city. He congratulated the Planning Commission, noting they have a lot of work to do. He commented about the Ethics Board appointments. The City will get it right. He asked for grace. He spoke about the upcoming election and encouraged everyone to vote.

Councilmember Herndon congratulated Ms. Juliana Njoku. Councilmember Herndon spoke about being fortunate to be in the interview process with Ms. Njoku and how Ms. Njoku was on point with everything. She was excited about Ms. Njoku's enthusiasm and professionalism. Councilmember Herndon congratulated all appointed to the Planning

Commission. She commented about how the position was not a paid position. She was grateful to meet people who wanted to help the city. She thanked her appointee Ms. Walker. She thanked Mr. Jagger for willing to be on the Ethics Commission. She spoke about how unfortunate it was that the Ethics Board appointments were deferred. The City will get this right and hopefully move forward at the next meeting. She asked District 6 residents and every district to have input on the 2045 Comprehensive Plan and to attend the meetings.

Mayor Owens officially recognized Hispanic Heritage Month and wanted to make sure the Latino community was recognized. At the last food truck Friday, Mableton celebrated Hispanic Heritage Month. It was a great event. He looked forward to next spring for additional celebrations. He encouraged everyone to go vote.

Mayor Owens addressed how the housing issue was not just a Mableton issue. He announced he had recently graduated from Regional Leadership Institute along with City Manager Tanks and Community Development Director Juliana Njoku. He spoke about how the Institute focused on metro Atlanta issues such as housing and transportation. He addressed how the Comp Plan and that the residents' input were very important for the layout of the groundwork for the City of Mableton. He gave a special shout out to the Arthur Blank Foundation for funding $2.5 million to the Chattahoochee Riverlands Park project. He spoke about how the City of Mableton will continue to partner with local and other entities to be a great city.

Mayor Owens commented about the hiring, having leadership in place, and appointments to the Commissions Authorities and Boards (CABs). He commented that just like every single staff member the City brings on board, the City will do the same thing for the CABs. The City has to get it all right. He thanked everyone for their time and support.

Councilmember Ferguson provided guidance on how to log community events on the City's website. He asked for an executive session for litigation, real estate, and personnel.

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))

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

Motion was made by Councilmember Oladapo and seconded by Councilmember Davis to close Executive Session. The motion carried unanimously. Yeas: Davis, Oladapo, Jeffcoat, Auch, Ferguson, Herndon and Owens

Motion was made by Councilmember Ferguson to ratify the City's construction services agreement with CSC General Contractors, Inc. as being necessitated by an emergency whose nature includes ensuring the structural soundness of the City's lease facilities as well as the safe, successful and timely transition of services. Councilmember Jeffcoat seconded the motion. The motion passed 7-0.

18. ADJOURNMENT

Motion to adjourn was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson. The motion passed unanimously. The meeting adjourned at 11:06 pm.

Dr. Michael Owens, Mayor	Susan Hiott, City Clerk