CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
November 13, 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. Absent: Councilmember Davis and Mayor Pro Tem Jeffcoat were not present. Mayor Owens reported they were attending a conference.

3. INVOCATION

City Manager Bill Tanks 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 5-0.

6. PUBLIC HEARINGS

None.

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

a. Recognition of Frank Milazi for Providing Interim Financial Consulting Services during the City of Mableton's Transitional Activities

Mayor Owens announced the item. He spoke in recognition of Financial Consultant Frank Milazi. He explained how Mr. Milazi was brought on from day one to make the early financial decisions during the start-up to city hood.. He reported on how Mr. Milazi worked hard getting banking activities off the ground, initiation of the financial policies, and composing the first spending plan. On behalf of the City, he thanked Mr. Milazi for his work. At the time Mr. Milazi was assisting the City, Mr. Milazi was also working for the State of Georgia. He did not get paid by the City for the first several months. He thanked Mr. Milazi for helping the City. City Manager Tanks added Mr. Milazi's last day will be November 15th. He was not present but was watching the meeting. The initial core group did a lot for the City without a transition team. The City was in a good position now, financially, because of those who helped get the City off of the ground. He and the Council thanked Mr. Milazi. The audience applauded.

b. Administering the Planning Commission Oath and Certificates - Mayor Owens

Mayor Owens explained that three members were not present at the last meeting during the appointment of the Planning Commission. The members were now present. He administered the Loyalty Oath and gave each member a Certificate of Appointment. Photos were taken and Mayor Owens congratulated the Planning Commission members. Those attending were: .

Robin Meyer (Mayoral appointment)
Undriss Miller (District 2)
Cheryl Davis (District 5)

8. APPOINTMENTS

a. Resolution Confirming the Appointment of the City's Inaugural Ethics Board - City Attorney Emilia Walker-Ashby and Mayor Owens

Mayor Owens announced the item. He reported the Ethics Ordinance, initially presented during the second transitional meeting of the City, was previously adopted. Now, it was time to appoint the Ethics Board.

Motion was made by Councilmember Auch to approve the resolution confirming the appointment of the City's Inaugural Ethics Board. Councilmember Herndon seconded the motion.

Discussion followed.

- Mayor Owens noted there was a list of appointees nominated from each district.
- Councilmember Ferguson asked if the appointments should be voted upon at another meeting when everyone was present.
- Mayor Owens noted there were two missing council that night and asked if the Council wanted to delay.
- Mayor Owens referenced the ordinance stated that appointee must be qualified as a registered voter in the City of Mableton.
- Mayor Owens asked if the council could approve the list and strike any nominees that do not meet the registered voter requirement. Council member Auch reminded him that the agenda was approved and there was a motion on the floor.
- Mayor Owens asked Councilmember Herndon if her nominee was a current registered voter. Councilmeber Herndon stated her nominee was a registered voter. Councilmember Ferguson and Auch confirmed their appointees were

registered voters.

Discussion continued about confirming if appointees were confirmed as registered to vote.

Motion was amended by Councilmember Auch to approve the resolution confirming the appointment of the City's Inaugural Ethics Board including the list of all of the appointees. (The list is available in the record.) Councilmember Herndon seconded the motion. The motion passed 4-1. Yeas: Herndon, Ferguson, Oladapo and Auch Nays: Owens

Mayor Owens called out the names and asked the appointees to come to the podium. The Certificate of Appointment and Loyalty Oath were administered by Mayor Owens.

Those appointed were:
Ebony McCants (District 1)
Tammi Daniel (District 2)
Karen Clarke (District 3)
Patricia Thomas (District 4)
Brandon Mitchell (District 5)
Graham Jagger (District 6)
Joel Cope (Mayoral) - The mayoral appointment, Joel Cope, was not present at the time, but arrived later in the evening due to working late.

Mayor Owens congratulated the Inaugural Ethics Board. The audience applauded.

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.
City Clerk Hiott called the names of those who wished to speak.

- Cassandra Brown of the Mableton Improvement Coalition (MIC) and a resident provided an update on the ongoing issue with Cobb County School Board about the land located at 440 Veterans Memorial Highway. It is reported to be a bus parking depot. She spoke against it. The superintendent has indicated he would be in touch with MIC. MIC will continue to pursue opposition to the School Board. She provided information about upcoming meetings when MIC will speak. She provided information about how to sign a petition to oppose to stop the bus depot.
- Joshua Helms of District 3 asked about how to clarify that he was in District 3.
- Denny Wilson recommended the City putting up some city limit signs.

10. **CONSENT AGENDA**
None.

11. **UNFINISHED BUSINESS**

12. **NEW BUSINESS**

a. **Second Read - An Ordinance Adopting Year 2025 Regular Meeting Schedule and**

Other Purposes - City Clerk Susan Hiott

Mayor Owens announced the item and provided background. Motion followed.

Motion was made by Councilmember Oladapo and seconded by Councilmember Herndon to approve an Ordinance Adopting the Year 2025 Regular Meeting Schedule. The motion carried 5-0.

b. Second 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 provided background.

Motion was made by Councilmember Ferguson and seconded by Councilmember Oladapo to approve the Ordinance Amending Georgia Municipal Employees Benefit System (GMEBS) . The motion carried 5-0.

c. Consideration and Approval of a Resolution Updating the City of Mableton's Classification and Pay Plan - City Manager Bill Tanks

Mayor Owens announced the item and provided background. He explained how anytime there are new roles added to the City, the Classification and Pay Plan defines the roles and pay for the positions. The Classification and Pay Plan will be updated periodically.

Motion was made by Councilmember Herndon and seconded by Councilmember Ferguson to approve the Resolution Updating the City's Classification and Pay Plan. The motion carried 5-0.

d. Consideration and Approval of A Resolution Approving the Maximum Accrual of Rollover Time for City Employees to 320 Hours - HR Specialist Candice Fields

Mayor Owens announced the item and recognized HR Specialist Candice Fields. Ms. Fields asked for support of the accrual of rollover time for city employees to 320 hours. She explained the reason was because Paycom will purge books at the end of the year, and if don't have the approved accrual policy, staff will lose their accrued pay leave.

Motion was made by Councilmember Herndon and seconded by Councilmember Auch to approve the Resolution Approving Maximum Accrual of Rollover Time for Employees - 320 hours. The motion carried 5-0.

e. Second Read of An Ordinance Creating Chapter 8, Building and Construction of the City of Mableton Code of Ordinances and for other purposes - City Attorney Emilia Walker-Ashby

Mayor Owens announced the item and recognized City Attorney Walker-Ashby who provided background. Attorney Walker-Ashby stated the ordinance was referenced earlier in the work session. She stated this was a monumental step which establishes the legal framework for one of the City's active municipality service requirements. It is a major accomplishment as it sets up the Building and Construction Code. The City has held a public hearing and discussed with subject experts in the industry. A fee schedule is being adopted also. She reviewed the fee schedule. It is similar to what was usedat the County. It was identical to what the County had in place. There are not any increases. She recommended approving the ordinance and the accompanying fee schedule attached.

Motion was made by Councilmember Auch to approve an ordinance Creating Chapter 8, Building and Construction of the City of Mableton Code of Ordinances and fee schedule and for other purposes. Councilmember Ferguson seconded the motion. Discussion followed.

Councilmember Herndon asked if Mr. Hosack had any additional comments relating to the ordinance. Mr. Hosack expressed how he appreciated Ms. Walker-Ashby who reached out to him, and they tweaked a few things. He thought the ordinance was a great product. Mayor Owens asked the attorney to report on referring the ordinance to industry experts. Attorney Walker-Ashby explained she reached out to City Manager Bill Tanks who reached out to people within the industry. Mr. Tanks reported the City wanted to discuss the ordinance with those in the operational level. He reached out to a subject-matter expert who reviewed the ordinance. The expert recommended a few changes that would help not to create confusion. Adjustments were made. The person contacted teaches the subject around the country.

The motion carried 5-0.

f. Second Read of an Ordinance Amending Chapter 10, 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, noting zoning maps were available in the auditorium and just outside the door. He recognized Planning and Zoning Consultant of IBTS, Mr. Hosack, who provide background. Mr. Hosack congratulated the Planning Commission appointees. He hoped for the Planning Commission to get together shortly for specific training one on one with the Community Development Director, City Attorney and City Manager. He addressed specific changes to the ordinance reflecting comments from the public hearing.

Mr. Hosack noted changes:

- Section 203.5 implemented a very good suggestion received from the Mableton Improvement Coalition as relates to how to treat stipulations that included the District Commissioner approving a site plan.
- There were minor changes to the language contained in Sections 6.17, 6.20 (4) (a) and 7.30 that were made in conjunction with outside operational consultants to provide consistent references to terms used throughout the ordinance.
- Zoning Map - updated as of October 3, 2024 - Adoption by the City on 11-13-24 should include reference to any Zoning decisions made by Cobb County Board of Commissioners after October 3, 2024. Councilmember Ferguson asked for additional clarification and Mr. Hosack provided additional explanation of the process during the approval of plans.

Attorney Walker-Ashby recommended striking Article I within the title when the motion is made. She provided an additional explanation of the structure of the sections of the ordinance. The effective date of the ordinance shall be February 1, 2025. The ordinance includes the adoption of Zoning Map and Fee Schedule. The City must give the County 30 days notice. In December, the Mayor and Council will discuss sending a notice to the County. The reason the effective date is set for February 1st is that there is a legal frame, but the City has time to set up the operation framework. Mayor Owens asked for the reason for the effective date. Discussion followed about the projected effective date. The attorney explained the ordinance could be in place but can't legally enforce until the City gives the 30-day notice to the County. Councilmember Ferguson asked about some references within the ordinance. Mr. Hosack explained how DCA regulates local ordinances, noting there can be local processes for exceptions and variations for local government and those exceptions are normally cited within the ordinances.

Motion was made by Councilmember Auch to approve an ordinance amending Chapter 10, Planning and Zoning of the City of Mableton Code of Ordinances, establishing a Mableton Zoning Code and Zoning Map for other purposes. Councilmember Herndon seconded. Mayor Owens restated the motion, but said "Article I". Councilmember Auch clarified she did not mention Article I in the motion. (Mayor Owens said Article I when he restated the motion. Councilmember Auch withdrew her original motion. Councilmember Auch restated her ordinance to approve the ordinance amending Chapter 10, within the agenda today, striking Article I from the title, Planning and Zoning of the Mableton Code of Ordinances, establishing a Planning and Zoning Code and Zoning Map and for other lawful purposes. There was no second because discussion followed about the correctness of the motion.

Motion was made by Councilmember Oladapo for approval of ordinance amending Chapter 10, Planning and Zoning of the City of Mableton Code of Ordinances, establishing a Mableton Zoning Code and Zoning Map and for other lawful purposes, striking out the reference to Article I from the title. Councilmember Ferguson seconded. The motion passed 5-0.

g. Consideration and Approval of Construction and Installation of Low Voltage Systems for 6116 Mableton Parkway, Suite 140 & 144 and 1245 Veterans Memorial Highway for an amount not to exceed $90,000 - City Manager Bill Tanks

Mayor Owens announced the item and recognized City Manager Tanks who provided background.

Discussion:

- The approval of the construction and installation of low voltage systems includes both locations not to exceed $90,000.
- Construction contractors are slightly ahead of schedule.
- While in construction mode, the needs of low voltage, including IT and AV infrastructure for Community Development Department and Administrative Services buildings, can be installed.
- By having the vendor to install the low voltage infrastructure at both facilities, and because of economies of scale, the City can save money and time.

- The expenditure was approved in the Spending Plan, but as courtesy, because over $10,000, the item was placed on the agenda.

Motion was made by Councilmember Ferguson and seconded by Councilmember Herndon to approve the construction and installation of Low Voltage Systems for 6116 Mableton Pkwy and 1245 Veterans Memorial Highway at an amount not to exceed $90,000. The motion carried 5-0.

h. Consideration and Approval of Contract Business Interiors (CBI) for furniture at Administrative Services Building located 1245 Veterans Memorial Highway - $104,000 - State Contract Price - City Manager Bill Tanks

Mayor Owens announced item and provided background. This was state contract pricing.

Motion was made by Councilmember Herndon and seconded by Councilmember Ferguson to approve the Contract Business Interiors (CBI) for furniture at Administrative Services Bldg. located at 1245 Veterans Memorial Highway for $104,000, at the state contract price. The motion carried 5-0.

i. Consideration and Approval of Agreement with Piper Sandler & Company, Ed Wall, Financial Advisor - City Attorney Emilia Walker-Ashby

Mayor Owens announced the item and recognized City Attorney Walker-Ashby who noted the contract was discussed in the work session prior to the meeting. The agreement was for Financial Advisor Ed Wall and provides two components of services:

- The hourly rate for non-specialized transaction at $250 rate.
- Specialized transactions such as bond inducements would be 1% of the transaction.
- Attorney Walker-Ashby stated the services are authorized by the Mayor and City Manager.

Motion was made by Councilmember Ferguson and seconded by Councilmember Herndon to Approve an Agreement with Piper Sandler & Company, Ed Wall for Advisory Services. The motion carried 5-0.

13. OTHER BUSINESS/DISCUSSION

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager announced:

- He was excited to see the ordinances approved and staff was hired,
- The framing inspection passed test for 6116 Mableton Parkway; now the sheet rock is being installed.
- He spoke with landlord about the security and the landlord installed a nice security gate to protect vehicles.
- The City is in the permit process for 1245 Veterans Memorial Highway.
- The p-card program was launched.
- He announced new hires were present. One had to go. He introduced Xavier Ross -

Special Projects Manager. He has been a great help already.

- Of the HRKS Firm, Jenee Boler, consultant of HRKS, had her grandfather to pass. He asked everyone to please keep her in thoughts and prayers.
- He gave shout out to Barry Krebs who is a model citizen. Code Enforcement is underway as Bary is watching violations and notifies and copies the entire council.
- He thanked Ron Hosack for getting the Planning and Zoning Ordinance across the line.
- The Planning Conference was successful. Mayor and Council really worked hard and addressed some tough subjects.

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

None.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember Oladapo thanked the Planning Commission and Ethics Board for their willingness to serve. She thanked everyone for attending the meeting. .

Councilmember Auch thanked all of the citizens who stepped up to serve on the Planning Commission and Ethics Board.

Councilmember Ferguson commented that as the City was growing, there was a lot still to figure out. He was glad to have staff to create SOPs and policies. He looked forward to everything needed to do, while engaging the community to deliver the projects.

.

Councilmember Herndon welcomed the new employees. She thanked all the volunteers who stepped up to be on the Planning Commission and Ethics Board. She expressed appreciation for their time, as it was an unpaid position. She thanked everyone who attended the meeting, noting everyone was dressed up and looked great. .

Mayor Owens referenced previous appointments to the Ethics Board. Mr. Joel Cope could not be present earlier. Mayor Owens asked Mr. Cope to come forward to take the Loyalty Oath and acceptance of the Certificate of Appointment. Mr. Cope apologized for being late. Mr. Owens administered the Oath of Office to Joel Cope.

Mayor Owens provided additional comments. He thanked members of the Planning Commission and Ethics Board for their willingness to give their time and effort. He acknowledged Mr. Xavier Ross for joining the City. Mr. Ross is well known and respected and he was happy to have him on as a senior manager. He reported on the Mableton 2045 Comp Plan. Yesterday, the Steering Committee met at the South Cobb Regional Library in Mableotn. He was amazed at what he saw and heard.   A super team has been assembled. Many have lived in Mableton for 30-40 years. They have held roles at the county and state levels. There were members representing professionals, representing real estate, construction, transportation, and other professions. He was proud of the Steering Committee. The work Grice Consulting has done so far has been very professional. The Comp Plan is not just about the city and council; it is about the residents and kids. The City will continue to see development and growth. People are still going to come to Mableton. He continued to speak about the growth expected in Mableton. The question would be if it would be smart, planned growth.

Mayor Owens yielded the rest of his time to acknowledge and recognize Mableton Citizen of the Year, Carolyn Turner. Mayor Owens asked her to come to the podium. Ms. Turner expressed how being named Mableton's Citizen of the Year was one of the greatest surprises. She has been in Mableton for 22 years, and owns a business in Mableton as well. She operates a non-profit to assist families and children. She spoke about how important the community was and how serving families, giving meals and clothing, helped the community to grow. She thanked Mayor Owens and everyone.

Mayor Owens congratulated Ms. Turner.

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 Oladapo to adjourn. The motion carried 5-0.

Dr. Michael Owens, Mayor	Susan Hiott, City Clerk