



**CITY OF MABLETON, GEORGIA**  
Riverside EpiCenter  
135 Riverside Pkwy, Austell, GA 30168  
November 13, 2024 at 5:15 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 WORK SESSION MINUTES**

**1. CALL TO ORDER**

Mayor Owens called the meeting to order at 5:33 pm.

**2. ROLL CALL**

City Clerk Hiott conducted the roll call and a quorum was present. Absent: Jeffcoat and Davis

**3. INVOCATION - (TO DO AT THE 6:30 PM MEETING)**

**4. PLEDGE OF ALLEGIANCE - (TO DO AT THE 6:30 PM MEETING)**

**5. AGENDA ITEMS AND DISCUSSION**

Mayor Owens recognized there were more staff in the house, stating it was a great thing. He recognized that Elaine Armster, a member of the Cobb Chamber of Commerce, was present. He welcomed her to the meeting.

**6. PRE REGULAR MEETING AGENDA REVIEW**

Mayor Owens led in an overview of the November 13th Regular Agenda.

- There will be recognition of Frank Milazi who has been with the City since the beginning of the City.
- There will be administering of the oath of office to three members of the Planning Commission that did not attend the last meeting.
- There will be appointments to the Ethics Board. There will be a list of appointees referenced in a resolution. The list serves in the records of
- Mayor Owens will entertain a motion to approve the appointments based on names on the recommended list/sheet.
- Mayor Owens stated he thought there was an issue with one of the names on the list. It was suggested to have discussion in executive session, but at the will of the Council.

- Mayor Owens addressed the proposed meeting schedule. He explained how staff understood the Council was a working council and, in consideration of traffic, it was a hard push to have work sessions earlier than 5:15 p.m. The Monday work sessions will be at 6:30 p.m.
- Councilmember Ferguson asked if the City could have a work session on that first Tuesday of January.
- City Clerk Hiott noted the 5:15 p.m. meeting would be the second meeting of the month.
- Dates for the Planning Conferences are in the proposed schedule. February 21-23 and October 23-26 are the two planning conferences .
- There is a placeholder reminder that there may be some special meetings called for the budget.
- It is required by law to have meeting the first Tuesday of January (January 7th) and elect Mayor Pro Tem.
- Councilmember Ferguson asked if there could be a work session before the January 7th meeting because of the long holiday break.
- Councilmember Ferguson asked if there were meetings of the Steering Committee that might require the entire Council to be present.
- Mr. Tanks explained how the calendar focuses on the meetings of the Mayor and Council, and not the Steering Committees.
- Mayor Owens continued to name the items on the agenda and asked if there were any questions.
- HR Specialist Candice Fields stated the forms for open enrollment would be given to Councilmember Ferguson.
- Chapter 8 - Attorney Walker-Ashby explained how the Mr. Tanks sought from outside consultants in the industry and she incorporated their feedback into the ordinance.
- Mr. Hosack will be present at the regular meeting for the Zoning Code of Ordinance and Zoning Map.
- Councilmember Auch asked if there were any major changes to the Zoning Map. Community Development Director Juliana Njoku explained there was not any significant changes to the map.
- There was discussion about showing the perimeter around the City in the Zoning Map. City Manager Tanks explained that Cobb County had lost their main GIS person, and at that time, there was not ability to do this. The main focus was the Mableton Zoning Map. As the City addresses the GIS matters, this request will be kept on the radar.
- Item g. low voltage - Discussion occurred about how the construction and installation of low voltage systems (IT and AV) included both locations and that having the vendor install the low voltage infrastructure at both facilities, during construction phase and because of economies of scale, the City can save money and time. The low voltage systems will not exceed \$90,000.
- Item h - Furniture for 1245 Veterans Memorial - Mr. Tanks explained there was twice the office space at 6116 Mableton Parkway. There is a flex space. This was the state contract price. The furniture was new furniture. Once approved, the City will have 6-8 week lead time. The City may be putting furniture inside during mid-January. Councilmember Ferguson led in a discussion about ribbon cutting, and Mr. Tanks explained that if the City has a hard date and is ready to show the public, the

City will establish a ribbon-cutting ceremony.

- Piper Sandler Contract - Attorney Walker-Ashby explained the agreement was formalizing and putting in writing Ed Wall's financial services. There is an hourly rate of \$250. When bond funding, the pay would not be an hourly rate, but would be a percentage of the bond which equates to approximately 1%. She explained this was the industry norm.

**7. ANNOUNCEMENTS**

Ms. Elaine Armster came to the podium and thanked Mayor and Council. She served on the Board of Directors for the Cobb Chamber of Commerce. She spoke about working for Atlanta Gas as commercial industrial engineer previously and was responsible for the development and potential development of the area. She commented about how the perspective of ten years working in the area, Mableton was the least known but best known in the County. She loved the entities to get all of the kudos in the Mableton area. She spoke about the community groups that spoke for resources in the South Cobb areas. She thanked Mayor and Council for all they are going to do in the largest City of Cobb County. Continue the great work and applauded Mayor and Council for great job.

**8. 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))**

**9. ADJOURNMENT**

Councilmember Herndon made motion to adjourn, and Councilmember Oladapo seconded the motion. The meeting adjourned at 6:08 p.m.

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Dr. Michael Owens, Mayor

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Susan Hiott, City Clerk