



CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
December 11, 2024 at 5:15 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 WORK SESSION MINUTES

1. CALL TO ORDER

Mayor Owens called the meeting to order. It was 5:27 p.m. Councilmember Ferguson was not in attendance.

2. ROLL CALL

Clerk Hiott conducted the roll call. Quorum was present. Councilmember Ferguson was absent.

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

6. PRE REGULAR MEETING AGENDA REVIEW

Mayor Owens led in the review of the Regular December 11, 2024 Agenda:

- Item 10d will be moved to New Business as Item 12j.
- There will be no Executive Session for Work Session.
- Item 7 - In future, may have Georgia Japanese Consulate present at a meeting.
- Mayor Owens sent information in an email to Council about his appointee for the Board of Cobb and Douglas County Public Health.
- For the Mableton Development Authority (MDA) the appointment is the City's appointment. Mayor Owens sent information to Council about the appointment recommendation of Cory Ferguson. Mr. Ferguson has no affiliation with Councilmember Ferguson.
- Appointments of Directors - City Manager Tanks stated Code Enforcement Director will be appointed that night. There will be an Executive Session to introduce potential others.
- 10 d is being moved to New Business.

Councilmember Auch addressed if the City had enough vehicles for all. She asked what was the current numbers of code enforcement officers for Cobb County. Mr. Tanks

reported there was 8 for Mableton area. We are only able to have 3. Mr. Tanks stated that once hire the Director, staff will look at the Organization Chart. There will be some adjustments to the pay classification plan. He would like to build up as staff as he sees what the real demand is. The City will work with 3 and will have the option of using Safebuilt if need for additional officers. He pointed out as the City needs more vehicles, will have to know where to keep them. Purchases for vehicles will be in the new budget year starting in July. He opined the City could make it with 3 officers. Councilmember Jeffcoat asked about leasing vehicles. Discussion followed about how it is helpful when there are larger fleets. Projects Manager Xavier Ross looked at leasing. It is not going to be advantageous to lease.

Mayor Owens referenced meeting with the County, looked at inspection side, to determine what work force would look like. He heard there was 5. He wanted to make sure not short changing citizens, saying having three. It is only for 3 months to give Director to see what was going on. He referenced possibility of having bicycles in downtown area patrolling code enforcement, crowd control, etc., but the City was not there yet, but could be a consideration. Mr. Tanks added Safebuilt provided vehicles. It's not the quantity, its the quality of enforcement. He spoke about focusing on specific areas, such as business license compliance in the winter when no grass. The City can have two reactive and two proactive. If there is a major area to target, the City can focus on it. If the Council wants to get more vehicles, and code enforcement officers, staff can do, but it is best to estimate and then adjust. Councilmember Auch opined she wanted to make sure that code enforcement is adequately staffed and the department has the tools to do the job. Mr. Tanks pointed out the Spending Plan consisted of vehicles in Parks, and there was the court in the plan. Discussion continued.

Item 12 a - Solid Waste Management of the City - There was an overall review of the proposed Solid Waste Management Ordinance:

- Page 10, Section 12.2.1- There was discussion about the approved list of trash haulers for residents to choose from.
- There was discussion about Section 12.2.3 - fees based on gross receipts. There was b 1, 2, and 4. Where was 3?
- Councilmember Auch asked about b) (2) - recouping of the fee by passing on to the customer. Council asked that Attorney Walker-Ashby look at this further.
- Council will go through first read of ordinance that night, have a public hearing on January 7th, and hopefully will be approved on January 22nd.
- The City will have a Sustainability Director by then.
- Questions were raised by Councilmember Auch about having the haulers to do a report. Mayor Owens explained reports would show have some level of business activity. The City would want to know how much refuse and recyclables were collected. Mayor Owens noted Councilmember Auch's concerns were not new. There is always of few haulers to complain. This is the fairest model, which allows people to choose, and haulers to stay in business. The City is being fair, not too prohibitive. Overall, for good of the City, this is not a bad program.
- Section 12.3.2 Any disabled person would have to provide certificate in order to get non curb service. Council discussed if an older person could also obtain non-curb service.
- Councilmember Herndon asked if page 12 #4 Energy Efficient Discount could be

looked at more.

Mayor Owens continued to lead in review of the December 11th Regular Meeting Agenda:

Cobb Housing Authority - Mayor Owens explained the resolution authorizes the City of Mableton to participate in a down payment assistance program and also allows the City to do rev shares when there are affordable housing efforts or deals done in Mableton. There is no cost. The City does not have a Housing Authority right now.

Item 12 i - Spring Planning Conference - Special Projects Manager Xavier Ross reported he looked at five vendors; the two were the lowest two. This conference will have high issues and the budget discussions including 18-20 people coming together. There will be several speakers. There will be an external piece to go to the City of Sugar Hill, discussion of the SPLOST. Housing and meal costs, designated presenters, transportation, and incidental costs. Going from a Spending Plan to a Budget will be discussed. He spoke about visiting a designated city. Councilmember Oladapo asked for additional explanation of the costs and Mr. Ross named the items. Military discounts were built in the cost since there was six military attending. Councilmember Auch asked why can't do the YMCA in Atlanta. Mr. Tanks explained there would be more discussions such as SPLOST, Budget, service delivery, and much more. The opportunity provides a planning mode, no distractions, and can go to see Sugar Hill. It was staff's recommendation, but Council's decision. The number was based on 18 - staff and directors. External 6 but could change. Councilmember Jeffcoat noted the YMCA probably could not accommodate that many. Check in would be on Thursday, starting with session 1. Friday will be presentations and training. Saturday will be visiting Sugar Hill, and Sunday will be closing and reflection. Staff would be trying to provide everything before so can go immediately into the dive.

7. ANNOUNCEMENTS

- 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))**
None.

9. ADJOURNMENT

Motion was made by Councilmember Oladapo and seconded by Councilmember Jeffcoat to adjourn. The motion carried 6-0.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk