



CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
February 26, 2025 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 Pro Tem Keisha Jeffcoat called the meeting to order and expressed her gratitude to everyone for attending. She noted that Mayor Owens had to leave for a prior commitment made months ago but had been present for the Work Session.

2. ROLL CALL

City Clerk Susan Hiott conducted the roll call and a quorum was present. Mayor Owens was absent.

3. INVOCATION

Councilmember Ron Davis led the invocation.

4. PLEDGE OF ALLEGIANCE

Councilmember TJ Ferguson led in the Pledge of Allegiance.

5. APPROVAL OF AGENDA

Motion was made by Councilmember Oladapo to approve the agenda including the moving of the Executive Session (Item 17) to be Item Number 6. Councilmember Ferguson seconded the motion. The motion passed 6-0.

Clerk's note: Item 6 was previously Public Hearings, and there were none. The Executive Session Item (previously Item 17) was moved to Item number 6 replacing Public Hearings.

6. 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 to enter into Executive Session to discuss litigation, personnel, and real estate by Councilmember Auch and seconded by Councilmember Herndon. The motion passed 6 -0. Yeas: Oladapo, Davis, Auch, Ferguson, Herndon and Mayor Pro Tem Jeffcoat

Motion was made to close Executive Session by Councilmember Auch and seconded by Councilmember Davis. The motion passed 6-0. Yeas: Councilmembers Davis, Oladapo, Auch, Ferguson, Herndon and Mayor Pro Tem Jeffcoat

Motion was made by Councilmember Ferguson to approve the Resolution Authorizing the Mayor to Execute, in Substantial Form, an Intergovernmental Agreement with Cobb County for GIS and Zoning services. Councilmember Herndon seconded the motion. The motion passed 6-0. Yeas: Councilmembers Davis, Oladapo, Auch, Ferguson, Herndon and Mayor Pro Tem Jeffcoat

- a. **Approval of IGAs with Cobb County - Zoning Application Review Plan Review and Development Inspections and IGA with Cobb County for GIS Services**

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

- a. **Proclamation - Recognizing Arbor Day 2025**

Mayor Pro Tem Jeffcoat announced the item and provided background about Arbor Day. She explained Arbor Day was first founded in Nebraska in 1872 and is now nationally recognized as a day to plant trees and promote healthy trees in communities. National Arbor Day is always celebrated on the last Friday in April, but many states observe Arbor Day on different dates throughout the year based on the best tree planting times. Georgia Arbor Day is celebrated on the third Friday in February. An annual Arbor Day Proclamation is a requirement to become a Certified Tree City USA. She read the proclamation. The proclamation and other information are available in the agenda packet.

8. APPOINTMENTS

- a. **Finance Director Appointment**

Mayor Pro Tem Jeffcoat reported there would be an appointment of a Finance Director. She thanked the staff, City Manager, and City Council, for the way they have combed and searched for the best talent for the City of Mableton. Mayor Owens has given his recommendation for the appointment of Karen Ellis. Ms. Ellis comes from the City of Milton. Mayor Pro Tem Jeffcoat recognized City Manager Tanks who provided information about Karen Ellis' broad-amount of experience in purchasing, policies, accounts payable, accounts receivable, bond issuance and ratings, budgeting, and much more. He commented about how knowledgeable and intelligent Ms. Ellis was.

Karen Ellis approached the podium. She thanked the City Manager and Mayor and Council for the great opportunity to work for the City of Mableton. She reported she lived in Smyrna and how it was going to be a beautiful commute compared to going to Milton. She is happy to be close to home.

Motion was made to nominate Karen Ellis as Finance Director for City of Mableton by Councilmember Auch and seconded by Councilmember Oladapo. The motion was approved 6-0.

- 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.

Mayor Pro Tem explained there was a two-minute time limit. City Clerk Hiott called the

name of Sam Culbreth, Chairman of Austell Community Task Force. Mr. Culbreth provided details of the successful forum held in conjunction with Powder Springs Community Task Force and the Mableton Improvement Coalition. There were 150 folks who attended at the South Cobb Community Center. Mr. Culbreth invited everyone to the Austell Community Task Force monthly meeting, to be held March 3rd at 7 pm at the South Cobb Recreational Center.

10. CONSENT AGENDA

11. UNFINISHED BUSINESS

12. NEW BUSINESS

a. Consideration and Approval of a Resolution Adopting an Official City Tree - Sustainability, Waste & Beautification Director Emily Groth

Mayor Pro Tem Jeffcoat announced the item and recognized Sustainability, Waste & Beautification (SWB) Director Emily Groth who provided a presentation. SWB Emily Groth pointed out the selection of an official city tree followed the recent Georgia Arbor Day on Friday, February 21. The Willow Oak is native to North America and is a popular tree in Mableton's local parks, communities, and landscapes. The Mableton Town Square trees were the inspiration to select the Willow Oak. The tree represents Mableton as being vibrant, resilient, having growth and strength, and fosters greenery.

Motion to adopt the willow oak as the official city tree was made by Councilmember Oladapo and seconded by Councilmember Davis. The motion was approved 6-0.

b. Consideration and Approval for Mayor to finalize and execute a Plan Review and Engineering Services Agreement in substantial form with Croy within the parameters of the approved Spending Plan - City Manager Bill Tanks

Mayor Pro Tem Jeffcoat introduced the item and provided background information, noting that it had been discussed during the previous work session. She explained that the City currently does not have in-house engineering staff, and Croy would provide engineering services to complement the County's offerings. Mr. Tanks reiterated that while the City has agreements with the County, it could also receive plan review services from Croy for the City's Chapter 10 Planning and Zoning processes.

Motion to approve, finalize and execute in substantial form the agreement with Croy for plan review and engineering services was made by Councilmember Davis and seconded by Councilmember Ferguson. There was no discussion. The motion passed 6-0.

c. Consideration and Approval for Mayor to negotiate and execute in substantial form the Subscription and Agreement with Cloudpermit for Permitting, Licensing, Inspections, and Code Enforcement Services - First Year \$28,000 - City Manager Bill Tanks

Mayor Pro Tem Jeffcoat introduced the item and provided background information, noting that it had been discussed in the previous work session. She explained that the web-based solution would enable online permitting, licensing, inspections, and code enforcement services. This paperless system was intended as a contingency or an alternative to be used only if the current Gov Pilot platform encountered deployment issues or gaps in its processes.

Motion was made by Councilmember Herndon and seconded by Davis to approve the Mayor to negotiate and execute in substantial form the Subscription and Agreement with Cloudpermit for permitting, licensing, inspections, and Code Enforcement services, with the first year being \$28,000. There was no discussion. The motion was approved 6-0.

d. Consideration and Approval for Mayor to execute in substantial form an agreement with Mcci for Laserfiche Cloud document/records management and content services platform - First Year - \$26,000 - City Clerk Susan Hiott

Mayor Pro Tem Jeffcoat introduced the item and provided background information, noting that it had been previously discussed during the work session. City Clerk Hiott explained that the platform would facilitate record storage, including permanent records from the Clerk's office as well as many of the Community Development records. The cost for the first year would be \$26,000 and the subsequent year would be \$13,000.

Motion was made by Councilmember Herndon and seconded by Councilmember Oladapo to approve the Mayor to execute in substantial form an agreement with Mcci for Laserfiche Cloud document records management and content services platform, first year \$26,000. Councilmember Ferguson asked what cloud the platform was and City Clerk Hiott stated she would look into the request later. The motion passed 6-0.

e. First Read - An Ordinance Creating Chapter 11, Environment and Natural Resources, Article 1, Soil Erosion, Sedimentation and Pollution Control - City Attorney Emilia Walker-Ashby

Mayor Pro Tem Jeffcoat announced item and recognized City Attorney Emilia Walker-Ashby who explained the ordinance was modeled after recommended State ordinances. This was the first read, Chapter 11, Environment and Natural Resources regarding soil erosion, sedimentation and pollution control. The second read would be at the next regular meeting. Mayor Pro Tem Jeffcoat asked if there was any discussion and there was none.

No action was taken. This was the first read.

f. Consideration and Approval for Mayor to finalize and execute a Readiness Assessment and Consulting Proposal in substantial form with MetricONE in amount not to exceed the parameters of the approved Spending Plan - City Manager Bill Tanks

Mayor Pro Tem Jeffcoat announced the item and provided background. This item was discussed at the previous work session. The agreement was for an assessment of the Community Development Program to help identify any gaps and streamline to increase overall compliance. Mr. Tanks confirmed and reiterated this was a back-up plan.

Motion for approval was made by Councilmember Davis and seconded by Councilmember Ferguson to approve the Mayor to finalize and execute a readiness assessment and consulting proposal in substantial form with MetricOne for an amount not to exceed the parameters of the approved Spending Plan. The motion was approved 6-0.

13. OTHER BUSINESS/DISCUSSION

a. Review and Discussion of an Resolution Updating the Zoning and Permitting Fee Schedule and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby

Mayor Pro Tem Jeffcoat announced the item and provided background. She reported that there was some discussions at the last regular meeting, and there had been some changes made due to some recommendations. The item was also discussed in the previous work session. City Attorney Walker-Ashby added that the ordinance was changed to a resolution to be more compatible to the updates and zoning code. This will come back to Council on March 10th for a public hearing. Both the ordinance and resolution were advertised.

b. Consideration and Approval of Resolution Placing a Moratorium on Acceptance of Zoning Applications and Requests until March 13, 2025 - City Attorney Emilia Walker-Ashby

Mayor Pro Tem announced the item and recognized City Attorney Walker-Ashby who explained the moratorium provided an extension to March 13th for the City to accept Zoning applications and requests.

Motion was made by Councilmember Auch and seconded by Councilmember Ferguson to approve the Resolution Placing a Moratorium on Acceptance of Zoning Applications and Requests until March 13, 2025. The motion passed 6-0.

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks commented:

- He congratulated employee Nyree Simpson who had a one-year anniversary with the City.
- He reported on recent hires, a new IT technician.
- HR lead Candice Fields has planned for Employee Appreciation Day on March 7th.
- He thanked the Mayor and Council for supporting him with the Pay and Classification Plan to help attract great talent.

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

City Attorney had no comments.

City Clerk Susan Hiott announced that the current Executive Assistant, Alison Benson, has transitioned into the role of Deputy City Clerk, sharing her appreciation and enthusiasm for having her step into this new position.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Council commended and thanked staff for an excellent planning conference and thanked everyone for attending the Council's regular meeting. Other comments included:

- Councilmember Davis spoke fondly of the late Roberta Flack, sharing that she was a deeply significant figure to him as a musician. He described her as an elegant and gracious lady, who warmly listened to the music and ideas he and another writer/musician shared during his years in the industry. He extended his heartfelt condolences to her family.
- Councilmember Oladapo extended congratulations to Ms. Benson in her new role as

Deputy City Clerk and to Nyree Simpson in celebration of her one-year anniversary.

- Councilmember Auch congratulated Karen Ellis and Alison Benson on their new roles and expressed her sincere appreciation to Emily Groth for her research and leadership in overseeing the selection of the City's official tree. She commended Ms. Groth for doing an outstanding job of choosing the tree.
- Councilmember Ferguson announced details of his upcoming District 5 Townhall on St. Patrick's Day, March 17th at the South Cobb Library at 6:30 pm.
- Councilmember Herndon expressed her enthusiasm for the growth of the City of Mableton, highlighting the exceptional talent within the community.
- Mayor Pro Tem Jeffcoat reflected on her visit to Sugar Hill during the Spring Planning Conference, commending the staff for their excellent work in organizing the event. She expressed her excitement about the initiatives presented at the conference.
- Mayor Pro Tem Jeffcoat provided an update on the speakers and activities at the Planning Conference. She shared that Grice Consulting had given an update during the event and presented a slide featuring QR codes for Mableton 2045, encouraging residents to get involved in the Comprehensive Plan process. One QR code linked to the plan itself, while the second was directed to a survey. The slide also included a list of stakeholders, inviting their participation in the development of the Comprehensive Plan.
- Mayor Pro Tem Jeffcoat presented a slide honoring outstanding Pebblebrook students who have received academic and athletic scholarships.
- Mayor Pro Tem Jeffcoat announced that the Pebblebrook Varsity Basketball team would be playing Walton tonight, as Pebblebrook had advanced to the Final Four.
- Mayor Pro Tem Jeffcoat reported that on Friday, February 28, a ribbon-cutting ceremony will be held at the EpiCenter to mark the opening of the largest Tesla charging station in the area.
- Mayor Pro Tem commented about Pebblebrook High School's ground-breaking STEAM program.
- Mayor Pro Tem noted the next District 3 Town Hall meeting will be on Monday, March 31 @ 6pm at the new Cobb Works facility.
- Mayor Pro Tem Jeffcoat shared that today marked the anniversary of her grandfather, Willie Jay Jeffcoat's passing. While he was a humble farmer and an ordinary man to many, she viewed him as a giant. A man of few words, he worked tirelessly as a business owner, raising 11 children and countless grandchildren.

17. ADJOURNMENT

Motion was made by Councilmember Oladapo, and seconded by Councilmember Auch to adjourn. The meeting adjourned at 7:51 pm.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk