



CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
March 12, 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 Owens called the meeting to order at 6:40pm.

2. ROLL CALL

The City Clerk conducted the roll call and a quorum was present. Councilmember TJ Ferguson was not present. Councilmember Davis arrived after the roll call.

3. INVOCATION

City Manager Tanks led the Invocation.

4. PLEDGE OF ALLEGIANCE

Mayor Owens initiated the Pledge of Allegiance.

5. APPROVAL OF AGENDA

Motion was made by Mayor Pro Tem Jeffcoat and seconded by Councilmember Auch to approve the agenda as written. The motion carried 6-0.

6. PUBLIC HEARINGS

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

a. Proclamation Recognizing MS (Multiple Sclerosis) Awareness Week

Mayor Owens introduced the item, shared background information, and read the proclamation aloud. A copy of the proclamation is available in the official record.

(Councilmember Ron Davis arrived at 6:45 p.m.)

Photos were taken of Mayor Owens, Councilmember Auch, and Dr. Mitzi Joi Williams-Brown, who graciously accepted the proclamation. Dr. Williams-Brown, a board-certified neurologist and MS specialist, is the co-founder of the Joi Life Foundation, a nonprofit

dedicated to advancing MS research and supporting those affected by the disease.

8. APPOINTMENTS

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.

The following spoke during Public Comment:

Nick Dimondi thanked the Council for their hard work and suggested displaying meeting announcements on the LED screen at the amphitheater on Floyd Rd. He expressed concerns about the rise of rentals and the potential for a "revolving door" community.

Elly Riddell spoke for Gays Against Groomers, sharing the organization's background and highlighting challenges faced by detransitioners in the LGBTQ community.

Denny Wilson recognized "National Plant A Flower Day" and shared concerns about rentals and the overall state of housing in the City. She expressed happiness about the City taking responsibility for zoning.

Michael Murphy thanked Mayor Owens for addressing concerns about the City's post office. He also requested the City appeal to the County for furniture upgrades at the South Cobb Regional Library, suggesting naming rights as a funding option, and emphasized the library's value to the community.

10. CONSENT AGENDA

Mayor Owens announced the items on the Consent Agenda.

Motion was made by Councilmember Oladapo and seconded by Councilmember Davis to approve the Consent Agenda. The motion carried 6-0.

- a. Approval of February 10, 2025 Work Session Minutes**
- b. Approval of February 12, 2025 Regular Meeting Minutes**
- c. Approval of February 26, 2025 Work Session Minutes (5:15 pm)**
- d. Approval of February 26, 2025 Regular Meeting Minutes**
- e. Consideration and Approval Authorizing the City Manager's Office to Execute the Purchase of (1) Ford F-150 Lighting Truck for the Sanitation, Waste, and Beautification Department for Wade Ford of Smyrna, Georgia**
- f. Consideration of Resolution Authorizing the City Manager to execute approved expenditures within the adopted spending plan or budget that do not exceed \$50,000 - City Manager Bill Tanks**
- g. Approval of Planning Commission Meeting Calendar**

11. UNFINISHED BUSINESS

12. NEW BUSINESS

- a. Consideration and Approval of a Resolution Authorizing the Mableton**

Development Authority to Donate Property to Cobb County for the Creation of a Cobb Douglas Public Health Clinic on Property located on Riverside Parkway - City Manager Bill Tanks

Mayor Owens introduced the item, highlighting the opportunity to address the area's healthcare access. He also noted that the property donation would free up funds for a high-quality build-out.

Mayor Owens asked City Manager Tanks for comments and invited Jason Gaines, Chairman of the Mableton Development Authority (MDA), to the podium. City Manager Tanks expressed appreciation for the partnerships and excitement for the area's forward progression.

Chairman Gaines expressed enthusiasm about the opportunity to collaborate with the City, emphasizing that it is a partnership the MDA had long envisioned. He explained that this opportunity reflects the direction they want for the community's growth.

Motion was made by Councilmember Oladapo and seconded by Mayor Pro Tem Jeffcoat to approve the Resolution Authorizing the Mableton Development Authority to Donate Property to Cobb County for the Creation of a Cobb Douglas Public Health Clinic on Property located on Riverside Parkway.

City Attorney Emilia Walker-Ashby asked for a recess before the vote.

Motion was made by Mayor Pro Tem Jeffcoat and seconded by Councilmember Auch to take a five-minute recess, reconvening at 7:12 PM.

A recess was held. Slightly over the allotted five minutes, Mayor Owens and the Council reconvened. A friendly amendment resulted.

Motion was made by Councilmember Oladapo and seconded by Mayor Pro Tem Jeffcoat to approve Item 12a, a Resolution Authorizing the Mableton Development Authority to Donate Property to Cobb County for the Creation of a Cobb Douglas Public Health Clinic on property located on Riverside Parkway with the exception that the City Attorney is allowed to add language asking Cobb County and Cobb Douglas Public Health to name the facility the Mableton Public Health Center, on behalf of Mableton residents and for consistency with similarly named facilities. The motion carried 6-0.

b. Second Read - An Ordinance Creating Chapter 9, Fire Protection and Prevention, of the City of Mableton Code of Ordinances and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby

Mayor Owens announced the item. This was a second read. He asked Attorney Walker-Ashby if there had been changes made since the first read at the March 10th Work Session. She confirmed that no changes had been made.

Motion was made by Councilmember Auch and seconded by Councilmember Herndon to approve an Ordinance Creating Chapter 9, Fire Protection and Prevention, of the City of Mableton Code of Ordinances and for Other Lawful Purposes. The motion carried 6-0.

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

Mayor Owens announced the item. He asked Attorney Walker-Ashby if there had been changes made since the first read at the March 10th Work Session. She confirmed that no changes had been made. She also explained that the ordinance, once adopted, would allow the City to pursue a Memorandum of Agreement (MOA) with the Cobb Water Conservation District, which will allow the City to become a local issuing authority.

Motion was made by Councilmember Herndon and seconded by Councilmember Auch to approve the Ordinance Creating Chapter 11, Environment and Natural Resources, Article 1, Soil Erosion, Sedimentation and Pollution Control. The motion passed 6-0.

d. Consideration and Approval of a Resolution Updating the Zoning and Permitting Fee Schedule and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby

Mayor Owens announced the item. He asked Attorney Walker-Ashby if there had been changes made since the first read at the March 10th Work Session. Attorney Walker-Ashby replied that there had been changes made and proceeded to outline them.

The following changes were noted:

- On the second page, Councilmember Auch asked for confirmation that the amount for the Structure Relocation Permit was consistent with the County, which Planning and Zoning Manager Wheeler confirmed as \$100.
- She noted that there were duplicate open space community overlay district fees, rezoning fees and sign fees listed, one of which was removed. Planning and Zoning Manager Wheeler confirmed.

Attorney Walker-Ashby explained that a moratorium is in place, but the City can begin accepting zoning applications tomorrow. The request is for Council to adopt this resolution, so the City can access fees for Zoning activities.

Motion was made by Councilmember Davis and seconded by Mayor Pro Tem Jeffcoat to approve the Resolution Updating the Zoning and Permitting Fee Schedule and for Other Lawful Purposes. The motion passed 6-0.

13. OTHER BUSINESS/DISCUSSION

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks acknowledged the celebration held for City staff, on Employee Appreciation Day. He mentioned the City's recognition of Susan Hiott, Nyree Simpson, and Lily Smith for their dedication and service of over one year with the City. He recognized Nicole Sewell for being selected by her peers as Employee of the Month, highlighting her great attitude and customer service.

He also congratulated Emily Growth on her appointment to the Georgia Recycling Coalition's Board of Directors, noting that Mableton, will now have representation on the Coalition's statewide board.

City Manager Tanks took the time to publicly thank Councilmember Ferguson and Mayor

Owens for their assistance with the City's internal IT matters. He also expressed appreciation for the Council's willingness to step in and help fill internal staffing gaps.

Finally, City Manager Tanks thanked Xavier Ross for his dedication and the hard work he has continued to put forth with no days off. He mentioned that Xavier is representing Mableton at the Budget Equity Convention. To close, he asked to go into Executive Session.

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

No comments.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember Davis congratulated Mayor Owens on his CNN appearance and shared his experience at the National League of Cities Congressional Conference in Washington, DC. He highlighted meeting influential people who acknowledge Mableton and expressed honor in serving as a Councilmember, commending the Mayor, Council, and staff for making a difference.

Councilmember Oladapo expressed her joy in seeing everyone and pride in the motion approving the land donation. She highlighted the lack of banks, healthcare, and grocery stores in Districts 1 and 2, calling the initiative a step toward addressing these needs. She's been working with Mayor Owens, the Cobb Chamber, and the Mableton Development Authority on housing opportunities and improving the quality of life for Mableton residents. She thanked everyone for their dedication and attendance.

Mayor Pro Tem Jeffcoat thanked everyone for attending and expressed gratitude to City staff on Employee Appreciation Day. She celebrated progress on the City's new operations buildings. She also acknowledged women's contributions within history, the community, and on the Council in honor of Women's History Month and International Women's Day. She also shared highlights from the NLC Conference, where 5,000 elected officials gathered, and plans to share key takeaways with the Council. She congratulated Mayor Owens for his network and leadership, which has raised Mableton's profile. Lastly, she announced a "Save the Date" for her Town Hall meeting on March 31st at Cobb Works.

Councilmember Auch thanked everyone for attending and announced she's seeking an appointee for the Board of Zoning Appeals. She encouraged interested individuals to reach out. She also mentioned a Save the Date for a Townhall for Districts 4 & 6 in April, and highlighted upcoming community clean-ups, including the District 4 Annual Clean-Up on March 29th at 10 a.m., hosted by Commissioner Sheffield.

Councilmember Herndon urged everyone to get involved by visiting the City's website to sign up for the City's Boards and Authorities. She stressed that the support of residents is essential in the progression of the City.

Mayor Owens expressed gratitude to the City's staff at the Employee Appreciation event

and introduced TJ Copeland, the new Chief of Staff. He highlighted that exciting changes are ahead for the City, with residents soon seeing the results of recent efforts. Mayor Owens discussed his CNN interview on SNAP, a federal program that helps low-income families access food. He also mentioned his membership in the Mayors Alliance to End Childhood Hunger and emphasized that 1.4 million people in Georgia rely on SNAP.

As a board member of the Cobb Community Foundation, Mayor Owens participated in a tour of Mableton's nonprofits, visiting SAE School and Special Needs Cobb. He thanked Mooyah Burgers for providing lunch. Lastly, he reflected on the February 24th event, where he and his team took 20 students from South Cobb and Pebblebrook High Schools to the State Capitol, affording them a valuable & memorable experience. The students were recognized by the Cobb delegation on the House floor. Mayor Owens is happy to lead in any efforts to make a difference in the lives of the youth in Mableton.

Mayor Owens announced that he will join local leaders on a panel for the South Cobb Education Townhall on March 13th at 6 PM at the South Cobb Community Center. He invites everyone to attend and learn more about the current developments in Mableton's schools. While the City does not oversee the schools, the goal is to collaborate with the district to enhance the education and experiences of Mableton students.

Mayor Owens announced that he will be joining a few other local leaders on a panel for the South Cobb Education Townhall on March 13th at 6 PM at the South Cobb Community Center. He encouraged everyone to attend and learn about what is going on in Mableton schools. He states that although the City doesn't oversee schools, the goal of the City is to partner with the schools to improve the education and experience of Mableton students.

Mayor Owens assures that the Council and staff are dedicated to making Mableton one of the best places to live, work, play, and worship. He encouraged residents to actively contribute to the City's forward progress every day.

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 Mayor Pro Tem Jeffcoat and seconded by Councilmember Herndon to enter into Executive Session at 7:55pm. The Motion passed 6-0.

Motion was made by Councilmember Auch and seconded by Councilmember Herndon to close the Executive Session at 9:21pm. The Motion passed 6-0.

Motion was made by Mayor Pro Tem Jeffcoat and seconded by Councilmember Herndon to authorize the Mayor to execute, in substantial form, the separation agreement between the City and Juliana Njoku. The Motion passed 6-0 and the separation agreement was accepted.

18. ADJOURNMENT

Motion was made by Councilmember Auch and seconded by Mayor Pro Tem Jeffcoat to Adjourn. The Motion passed 6-0.

The meeting adjourned at 9:23 p.m.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk