CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
March 10, 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 WORK SESSION MINUTES

1. CALL TO ORDER

Mayor Owens called the meeting to order.

2. ROLL CALL

City Clerk Susan Hiott conducted roll call. Mayor Pro Tem Jeffcoat and Councilmember Davis were absent because they were attending a conference. Councilmember Ferguson was absent.

3. PLEDGE OF ALLEGIANCE

Mayor Owens led in the Pledge of Allegiance.

4. INVOCATION

City Manager Tanks led the invocation.

5. APPROVAL OF AGENDA

Motion was made by Councilmember Auch and seconded by Councilmember Herndon to approve the agenda. The motion carried 4-0.

6. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

None.

7. PUBLIC HEARING

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

Attorney Emilia Walker-Ashby explained that the ordinance was changed to a resolution. She made some minor adjustments since the last time the Council saw the proposed fee schedule. Council was given the updated schedule and there were a stack of schedules on the table at the entrance of the room.

Three items were added on page 2 of 3:

- Sign off premise, outdoor
- Sign Temporary
- Sign - Wall, free-standing, panel replacements, etc.

Planning and Zoning Manager Christopher Wheeler was reviewing the document, and he recommended the three items be added. Also, a question was raised about the Open Space Community (OSC) Overlay Zoning District. Attorney Walker-Ashby will get clarification from Mr. Hosack on that fee.

Councilmember Auch asked about the fee for Existing Structure Relocation Permit - $100. Planning and Zoning Manager Christopher Wheeler provided an explanation. Councilmember Auch asked if the fee could be clarified. She was looking at it, and the County treated it as another business item, and the fee was $300. She asked for clarification. Attorney Walker-Ashby will verify the fee.

Mayor Owens asked if there were any other questions and there were none.

Mayor Owens opened public comment. He asked if anyone would like to speak. Tre Hutchins of District 3 expressed his gratitude to the Council and staff for getting the City of Mableton to the point of making land use decisions.

Mayor Owens asked if there was any additional public comment. There was none. Mayor Owens closed the public hearing. Councilmember Auch asked about the building fees and Attorney Emilia Walker-Ashby verified that the fees were already adopted in the Building and Inspection Code.

Attorney Walker-Ashby stated she would check with the County or Rob Hosack regarding the fee she was referring to, and would have clarified prior to Wednesday's meeting.

8. AGENDA ITEMS AND DISCUSSION

None.

9. PRE REGULAR MEETING AGENDA REVIEW

Mayor Owens led in the review of the upcoming Wednesday, March 12th Agenda.

Item 7a - Mayor Owens addressed the proclamation recognizing Multiple Sclerosis (MS) Awareness Week.

Consent Agenda - Mayor Owens noted there were approval of minutes on the Consent and Item 12f was a truck for the Sustainability, Waste, and Beautification Department. Special Projects Manager Xavier Ross approached the podium to answer any questions. Councilmember Herndon asked if it was a smaller truck than the previous purchases. Mr. Ross replied it was the same size truck as the other trucks. The City is piggybacking on state contract pricing. This is the closeout price for this model. There will be some slight customizations for the use, such as a running board and a lift on the back of the truck to accommodate beautification and cleaning projects.

New Business

12 a - Resolution Authorizing MDA to Donate Property to Cobb County for the Creation of a Cobb Douglas Public Health Clinic - - Mayor Owens explained that the Mableton Development Authority (MDA) was requesting that the City of Mableton consider approving the donation of property on Riverside Parkway to Cobb County for the Cobb & Douglas Public Health Center. The property used to be called Magnolia Crossing. Mayor Owens reported he sits on the Cobb & Douglas Public Health Board. Dana Johnson, Executive Director of Cobb Chamber, and Lisa Crossman, Deputy Director of Cobb & Douglas Health were present. MDA Chairman Gaines will be present at Wednesday's meeting. Mayor Owens asked Mr. Johnson and Ms. Crossman to come to the podium to answer any questions.

Deputy Director Lisa Crossman reported the South Cobb Public Health Campus will be located on 5.2 acres on Riverside Parkway. It's a 30,000-plus sq. ft. facility with expanded public health services such as WIC services, HIV testing, STD testing, and other public health services. The Center will partner with the Center for Family Resources and have a partnership with Highland Rivers Behavior Health. She was working to find a federally qualified health center to provide for medical care and a pharmacy. The bridging documents with an architect were completed, and the price looked to be $17.5 million to build the facility. She has confirmed $14.5 million toward the $17.5 to date.

Councilmember Auch asked about the expected date for breaking ground. Ms. Crossman explained why she projected the breaking ground in 2025 and opening in 2026. Mr. Johnson stated he would make sure the Mayor and Council knew when there was a groundbreaking ceremony.

Councilmember Oladapo expressed how excited she was that this was happening. Councilmember Herndon asked what type of partnership would be with Cobb County. Ms. Crossman explained how, in the State of Georgia, the County government owns all public health buildings by Georgia law. They are working closely with the County's legal and staff. A lot of funding comes from the County, through various grants, including some SPLOST grants. Commissioner Sheffield allocated a portion of her discretionary funds towards it. The Board of Health has allocated funding along with other smaller grants. The County has been involved since day one, advocating for funding or helping to provide the funding. Mr. Johnson reiterated the MDA was donating the land.

Questions and discussion continued. Mayor Owens expressed his excitement and commented about the deserts in that portion of the County. He mentioned specifically the need for dentists and a pharmacy. Hopefully, the Center will spur other developments. He requested that the facility be called the Mableton Public Health Center, keeping in line with other cities.

1**2 b - Authorizing increasing the expenditures threshold of the City Manager to $50,000** - Mayor Owens noted when the City started there was a spending limit for him and the City Manager. It is currently $10,000 and expenditures over that amount will have to come before the Council. Increasing the limit allows the City Manager to act quickly. He sees all the work and items needed for expenditures to continue operations. Councilmember Herndon asked if any expenditures were coming up quickly. Mayor Owens stated this is not tied to any specific item. Mr. Tanks explained the City has two services active. Code Enforcement vehicles need to be built out and the City will be bringing on 3 department heads, so the City was moving quickly. He named other items such as service delivery, adoption of budget, audit, SPLOST RFQs, other RFPs, and there may be some time-sensitive items that will need to be spent. The $50,000 limit allows more efficiency instead of waiting for two weeks to get Council approval to purchase an item. Mr. Tanks provided examples of expenditures that could exceed $10,000, noting items that would be in the Spending Plan. Councilmember Auch asked if a cap of $25,000 would still be sufficient. Mr. Tanks stated some city managers have $100,000 and explained the items would be approved in the Spending Plan. He was charged in the Charter to operate the City. He was asking for $50,000 to have flexibility to spend within the Spending Plan. The $10,000 was too low, and the low amount tied his hands.

Mr. Tanks reminded that while the Council was reviewing the agenda items, to let staff know if any items could be moved to the Consent Agenda.

Mayor Owens commented he wanted Item 12a on the agenda and not on the Consent Agenda. MDA Chairman Jason Gaines will be attending on Wednesday. Mayor Owens asked if Council would like the spending limit of $50,000 be on the Consent Agenda. Mayor Owens reminded Council that an item could be removed from the Consent Agenda. Councilmember Auch stated she was fine with placing both items on the Consent Agenda.

12 c Second Read - Ordinance Creating Chapter 9, Fire Protection and Prevention - City Attorney Emilia Walker-Ashby explained there was a resolution where she had sent a resolution to notify the Fire and Safety Commissioner that the City intends to adopt fire standards. There was a Fire Protection IGA to execute. This is an ordinance for adoption of the local fire code, which includes county and state standards. No substantive changes have been made, and the recommendation was to approve Chapter 9. Mr. Tanks stated this was a good achievement. The City was at the point of being a qualified, active City. This is a milestone. This is a major achievement. With the adoption of the ordinance, the City has met the criteria for qualifying as an active city. This is a fire service that our residents have already paid for in the Fire Fund.

12 **d - Second Read - Chapter 11 - Environment and Natural Resources, Article I** - City Attorney Walker-Ashby stated there were no changes and is recommended by the state as well.

Mayor Owens explained this is the first big step towards land disturbance and the first step of many steps. Planning and Zoning Chris Wheeler approached the podium. He explained for the City to do land disturbance permits, the City has to adopt this ordinance. He provided an additional explanation of the process of coinciding with the state that has 45 days to respond to the City regarding plan review, site visits, prior to the issuance of land disturbance permits.

12 e - Resolution for zoning and fee schedule - Councilmember Auch summarized the request to look at the open space community application - $100 or $500 and the Existing Structure relocation permit.

10. ANNOUNCEMENTS

City Manager Tanks asked for an Executive Session.

Councilmembers Oladapo and Herndon did not have any announcements. Councilmember Auch asked that the City Manager get the City's website updated ASAP, having the capability that departments can update their pages periodically.

Mayor Owens thanked everyone for their hard work.

11. 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 Councilmember Oladapo to go into Exeuctive Session to discuss litigation, real estate and personnel maters. Councilmember Herndon seconded the motion. The motion carried 4-0. Yeas: Owens,Oladapo, Auch, and Herndon

Mayor Owens thanked everyone for attending. Mayor and Council went into Executive Session at 7:33 p.m.

Motion was made by Councilmember Auch to close Executive Session. Councilmember Oladapo seconded the motion. The motion carried 4-0. Yeas: Oladapo, Owens, Auch, and Herndon (8:59 p.m.)

12. ADJOURNMENT

Motion was made by Councilmember Auch and seconded by Councilmember Herndon to adjourn. The motion carried 4-0.

The meeting adjourned at 9:01 p.m.

Dr. Michael Owens, Mayor	Susan Hiott, City Clerk