



CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
March 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 at 6:31pm.

2. ROLL CALL

Deputy City Clerk Alison Benson conducted the roll call and a quorum was present. Mayor Owens was absent due to travel. City Clerk Susan Hiott was absent as well due to illness.

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 as written and seconded by Councilmember Davis. The motion passed 6-0.

6. PUBLIC HEARINGS

None.

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

None.

8. APPOINTMENTS

None.

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.

Deputy Clerk Benson announced the names of those who wished to speak. Those who spoke were:

- Sam Culbreath, Chairman of Austell Community Task Force, invited everyone to their general meeting on Monday, April 1 at 7 pm. at the South Cobb Recreation Center. He announced information about the Cobb County Commission District Four Clean Up on the following Saturday.
- Cassandra Brown, resident of District 4, spoke about the 2020 Mableton Feasibility Study. She pointed out details about the park land in Mableton, being 534 acres, Per the study, Mableton should be able to acquire the parkland at \$100 an acre. The parks were to be one of the key services. She urged the mayor and council not to lose sight of the issue in order for Mableton to acquire the parks.
- Bryce Lingenfelter, resident of District 5, asked questions about waste management. He could not find the twelve haulers to be approved. He thanked whoever cleaned up Clay Road. He asked how many cars were allowed in a driveway under the Code of Mableton.
- Rebecca Ford, resident of District 3, Chair of Mableton Improvement Coalition Zoning Committee, spoke about the intersection at 440 Veterans Memorial Highway being an eyesore. She expressed concerns that a potential school bus fueling station was in the works.

10. CONSENT AGENDA

Motion was made by Councilmember Herndon to approve the Consent Agenda as written and seconded by Councilmember Ferguson. The motion passed 6-0.

- a. Authorization for the Mayor to Execute a Solid Waste Contract with American Disposal Services of Georgia, Inc.**
- b. Authorization for the Mayor to Execute a Solid Waste Contract with Arrow Inc. dba Arrow Waste**
- c. Authorization for the Mayor to Execute a Solid Waste Contract with Custom Disposal Service, Inc.**
- d. Authorization for the Mayor to Execute a Solid Waste Contract with Diamond Disposal, Inc.**
- e. Authorization for the Mayor to Execute a Solid Waste Contract with Fast Trash Sanitation, LLC**
- f. Authorization for the Mayor to Execute a Solid Waste Contract with GFL Environmental**
- g. Authorization for the Mayor to Execute a Solid Waste Contract with Red Oak Sanitation and Recycling**
- h. Authorization for the Mayor to Execute a Solid Waste Contract with Reliable Sanitation, Inc.**
- i. Authorization for the Mayor to Execute a Solid Waste Contract with BFI Waste Services, LLC dba Republic Services**
- j. Authorization for the Mayor to Execute a Solid Waste Contract with Residential Sanitation Services, LLC**

- k. Authorization for the Mayor to Execute a Solid Waste Contract with Southeastern Waste Collection, LLC**
- l. Authorization for the Mayor to Execute a Solid Waste Contract with Trash Taxi of Georgia, LLC**
- m. Authorization for the Mayor to Execute a Solid Waste Contract with Waste Pro of GA, Inc.**
- n. Authorization for the Mayor to Execute a Solid Waste Contract with Georgia Waste Systems, LLC dba WM**
- o. Approval of March 10, 2025 Work Session Minutes**
- p. Approval of March 12, 2025 Regular Meeting Minutes**

11. UNFINISHED BUSINESS

12. NEW BUSINESS

- a. Consideration and Approval of an Agreement for Grant Writing Services between the City of Mableton and Fund It Forward - Sustainability, Waste and Beautification Director Emily Groth**

Mayor Pro Tem Jeffcoat introduced the item and recognized Sustainability Waste and Beautification Director Emily Groth who provided additional information. The agreement was for a flat monthly fee for a twelve-month term. Fund It Forward works with a variety of different organizations and municipalities throughout the United States, including the nearby municipalities of Norcross, Powder Springs, and South Fulton. City Manager Tanks explained how the City was being fiscally responsible and was looking at additional revenues, including looking for opportunities to receive grant funding, noting the possibility of having to match some of the grants. Mayor Pro Tem Jeffcoat spoke about the importance of bringing on the grant writing firm.

Motion was made by Councilmember Auch and seconded by Councilmember Herndon for the approval of an Agreement for Grant Writing Services between the City of Mableton & Fund It Forward. Motion passed 6-0.

- b. Consideration and Approval of a Memorandum of Understanding between the City of Mableton, Food Well Alliance, Beyond Zero Waste, and Compost Cowboys for a Pilot Community Composting Program - Sustainability, Waste and Beautification Director Emily Groth**

Mayor Pro Tem Jeffcoat introduced the item and recognized Sustainability, Waste, and Beautification Director Emily Groth who provided additional explanation about the pilot program. Ms. Groth explained:

- There is no cost to the City.
- It is a two-year pilot program.
- The City of Mableton has established a partnership with Food Well Alliance to enhance environmental and agricultural initiatives within the community.
- Mableton has been invited to join a regional composting program. This pilot community composting initiative will feature one drop-off location in Mableton at 6116 Mableton Parkway.
- Education about the program and next steps will follow.

City Manager Tanks referenced a conversation between the Council and the residents about how the City will make efforts to clean up the city and implement green initiatives. He commended Ms. Groth for already delivering toward sustainability and making the City better. Mayor Pro Jeffcoat thanked Ms. Groth for her efforts. Ms. Groth thanked Special Projects Manager Xavier Ross and Councilmember Auch for doing a lot of leg work earlier in the year to get this program off the ground.

Motion was made by Councilmember Davis and seconded by Councilmember Ferguson for the approval of the Memorandum of Understanding between the City of Mableton, Food Well Alliance, Beyond Zero Waste, and Compost Cowboys for a Pilot Community Composting Program. The motion passed 6-0.

c. Consideration and Approval of Resolution Adopting the Cobb County 2040 Comprehensive Plan as the Interim Comprehensive Plan for the City of Mableton Until the Completion and Adoption of the City's Mableton 2045 Comprehensive Plan and for Other Purposes - Special Projects Manager Xavier Ross

Mayor Pro Tem Jeffcoat introduced the item and recognized Special Projects Manager Xavier Ross who provided additional explanation. He explained the resolution is a legal measure to help check off a requirement with the Department of Community Affairs. The recommendation is to adopt the Cobb County Comp Plan as it relates to the City of Mableton as an interim plan until the City adopts the Comp Plan 2045.

Councilmember Herndon asked what the process was for implementing the City's own 2045 Comprehensive Plan. Attorney Walker-Ashby stated we would complete the public hearing process and adopt a resolution. The resolution's attachment would include the new 2045 Comprehensive Plan. Councilmember Ferguson asked for an additional explanation. City Attorney Walker-Ashby reiterated there would be a resolution and the body of the plan would be attached. It will be similar to the one being adopted that night. By State Law, there must be a Comprehensive Plan in place. This Cobb County Comp Plan is a placeholder. The Cobb County has already met all requirements, so the City can just adopt it as a placeholder.

Motion was made by Councilmember Oladapo and seconded by Councilmember Herndon for the approval of a Resolution Adopting the Cobb County 2040 Comprehensive Plan as the interim Comprehensive Plan for the City of Mableton until the Completion and Adoption of the City's Mableton 2045 Comprehensive Plan and for Other Purposes.

d. Consideration and Approval of Mayor to execute in substantial form an Agreement between the City of Mableton and Cobb County, by and through the Cobb County Board of Elections and Registration for the November 4, 2025, General Election and any Subsequent Runoff Required on December 2, 2025 - City Attorney Emilia Walker-Ashby

Mayor Pro Tem Jeffcoat introduced the item and recognized City Attorney Walker-Ashby who pointed out that the Council recently adopted the election code which designated the City Clerk as the Municipal Election Superintendent and that the City can contract with the County for conducting the elections. This is now the agreement with the Cobb County Board of Elections and Registration to conduct the November 4, 2025, election. She named the services of the Board of Elections and Registration and other terms of the agreement. There is no cost for the November 4th election. However, if there is a run-off,

there will be an additional fee.

Motion was made by Councilmember Auch and seconded by Councilmember Herndon for the Approval of the Mayor to Execute in substantial form an Agreement between the City of Mableton and Cobb County, by and through the Cobb County Board of Elections and Registration (for the November 4, 2025, General Election and Subsequent Runoff Required on December 2, 2025).

e. Consideration and Approval of Resolution to Amend the Pay and Classification Plan - City Manager Bill Tanks

Mayor Pro Tem Jeffcoat introduced the item and recognized City Manager Tanks who pointed out the importance of cleanliness of the city (code enforcement) and development (zoning). He explained how after real-time assessment, talking with staff, and discussing with subject matter experts, the proposed Pay and Classification Plan is proposed to add four net new positions and modify one position to a supervisor role. He provided an additional explanation of why he was asking for amendments to the Pay and Classification Plan.

Motion was made by Councilmember Auch and seconded by Councilmember Ferguson for the Approval of a Resolution to Amend the Pay and Classification Plan. The motion passed 6-0.

13. OTHER BUSINESS/DISCUSSION

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks thanked Sustainability, Waste, and Beautification Director Emily Groth for getting the Waste Management Services finalized by March 26, 2025. The City was officially operating a waste management service in the City of Mableton.

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

No comments.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Summary of Council's comments:

- All Council expressed their appreciation to those who attended the meeting.
- Councilmember Oladapo announced her town hall for District 2 would be on April 24, 2025 at Pure Hope Church.
- Councilmember Auch answered questions that arose from the public comment.
 - Waste Management haulers were not listed on the City's website yet, but the website will be updated soon. She explained why she voted against approval of the agenda because there was an item to select a website. It was removed without Council's consensus. She wanted to have a discussion. The City was moving forward on that. She commented about having consistency going forward in removing items from the agenda.
 - Clay Road Cleaned Up - Barry Krebs and/or Friends of Mableton with Jeff

Padgett probably cleaned Clay Road.

- Parks - The City was in the process of discussing SDS - Service Delivery Strategy. She will provide updates as she has answers.
- Councilmember Ferguson acknowledged all that attended and thanked those that showed up to his town hall. He spoke about the Mableton 2045 Comp Plan. He spoke about the need for the men of Mableton to be mindful of mental health. He asked staff to organize a couple of events to discuss mental health.
- Councilmember Herndon announced that she (of District 6) and Councilmember Auch (of District 4) would have a joint town hall on tax day, April 15th at 6:30 at the Girl Scout Camp, Timber Ridge, 5540 North Alan Road, Mableton, GA
- Mayor Pro Tem Jeffcoat spoke about the loss of one of her district's residents who was struck by a car. She attended the wake and memorial service. The family was facing the burden of funeral services. She asked members to go to her Facebook page for details of the Go Fund Me Page.
- Mayor Pro Tem reported that the Mayor and City Council and Mableton went to the Capitol for Mableton Day at the Capitol. It was an inspiring event. The event showed the City was unified and had collaboration of the community and legislators.
- Mayor Pro Tem Jeffcoat extended Happy Birthdays to Deputy Clerk Alison Benson and HR Specialist Rochelle Blalock. She provided details of the Epi Farmers Market. She announced her town hall meeting would be on March 31, 2025 from 6 to 8 pm at the Cobb Works Building. She directed everyone to go to her Facebook page for details.

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 Councilmember Auch and seconded by Councilmember Herndon to enter into executive session for personnel and real estate. Yeas: Davis, Oladapo, Jeffcoat, Auch, Ferguson, and Herndon

Motion was made by Councilmember Oladapo and seconded by Councilmember Auch to exit executive session (9:01 pm) Yeas: Davis, Oladapo, Jeffcoat, Auch, Ferguson, and Herndon

18. ADJOURNMENT

Motion was made to adjourn by Councilmember Herndon and seconded by Councilmember Ferguson to adjourn. The motion passed unanimously. The meeting adjourned at 9:02 pm.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk