



CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
April 9, 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 @ 6:36PM.

2. ROLL CALL

City Clerk Hiott called the roll call and a quorum was present.

3. INVOCATION

City Manager Tanks led the Invocation.

4. PLEDGE OF ALLEGIANCE

Councilmember Ferguson led the Pledge of Allegiance.

5. APPROVAL OF AGENDA

Motion was made by Councilmember Auch and seconded by Councilmember Ferguson to approve the agenda as written. The motion carried 7-0.

6. PUBLIC HEARINGS

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

8. APPOINTMENTS

a. Appointment of Directors

Mayor Owens reviewed the process for the appointment of a Director per the City Charter. There are 3 Directors up for appointment tonight.

Mayor Owens nominated Mr. Michael Hughes, Community Development Director, and noted that Council had the opportunity to meet him before nomination. City Manager Tanks mentioned the City's thorough interview process, including evaluations by a technical panel and a cultural alliance panel. He confirmed that all director nominees

undergo the same vetting. Mr. Hughes, who was present, was acknowledged. Mayor Owens called for a vote. Council voted unanimously—ayes have it. The nomination was confirmed.

Mr. Hughes approached the podium and expressed his gratitude for the opportunity to join the team. He also thanked City Manager Tanks. He stated that he does not take the responsibility lightly and looks forward to serving the City of Mableton. Mayor Owens also noted that Mr. Hughes is a resident of Mableton.

Mayor Owens announced the nomination of Artie Jones for Economic Development Director and explained that Mr. Jones is currently traveling with his family. City Manager Tanks provided background information on Mr. Jones' qualifications and experience. Mayor Owens called for a vote. Council voted unanimously—ayes have it. The nomination was confirmed.

Lastly, Mayor Owens nominated Frantz Franois as IT Director. City Manager Tanks expressed his recommendation. Mayor Owens called for a vote, and the Council voted as follows:

Yeas: Mayor Owens, Councilmember Ferguson and Councilmember Davis
Mayor Pro Tem Jeffcoat, Councilmember Oladapo and Councilmember Herndon did not express a vote, per City Charter: Section 2.21 (a) *...the affirmative vote of the majority of the quorum shall be required for the adoption of any ordinance, resolution, or motion and (b) ...Any member of the city council present and eligible to vote on a matter and refusing to do so for any reason other than a properly disclosed and recorded conflict of interest shall be deemed to have acquiesced or concurred with the members of the majority who did vote on the question involved.*

The vote carried.

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.

Ms. Brianne Perkins, a business owner in District 2, participated in Youth Service America's 9/11 Day of Service alongside two other young ladies. They interviewed 911 heroes for a community newsletter, including City Manager William Tanks and they honored him with a plaque of appreciation for his service.

Ms. Angela Wynn expressed concerns over the management of the apartments following the recent flooding. She stated that management was unable to repair her unit, forcing her to relocate. She urged the City Council to establish guidelines and provide residents with potential solutions.

Ms. Monica Delancy acknowledged two young volunteers participating in "Spring Break with a Purpose" by engaging in a new community service project every day. She announced a Youth Resource Fair on Friday at Premier Learning Academy, featuring five organizations.

Councilwoman Oladapo will attend to provide an update on the Riverside community.

Ms. Delancy emphasized the importance of maintaining Riverside Parkway as the gateway to Six Flags and proposed the establishment of a Tenant Council Board to address residents'

concerns, as many feel hesitant to speak up.

Ms. Jo Lahmon, Regional Manager for South Cobb Library, shared that two library projects were removed from the FY26 State Conference Committee Budget, including renovations at South Cobb Library. She shared an acknowledgment from Cobb County Public Library Director, Keith Schuermann and expressed gratitude to staff and community advocates. Ms. Lahmon encouraged supporters to attend the 24th Annual "Book for the Evening" Gala on April 25, hosted by the Cobb Library Foundation. She also mentioned donating to the "Love Your Library" fundraiser. She highlighted the recent PrimeTime Program and promoted a teen conflict resolution program, hosted by Dr. Harper, from "Keep Em Off the Streets." The event will be held at SC Library, beginning April 12th. Lastly, Ms. Lahmon noted an increase in funds raised at the annual Spring book sale and thanked all who participated.

10. CONSENT AGENDA

Motion was made by Councilmember Oladapo and seconded by Mayor Pro Tem Jeffcoat to approve the Consent Agenda. The motion carried 7-0.

- a. Approval of March 26, 2025 Regular Meeting Minutes**
- b. Approval of March 26, 2025 Work Session Minutes (5:15 pm)**
- c. Consideration and Approval of Resolution of the City of Mableton Establishing a Fee Schedule for Vendor Participation in City Events and for Other Lawful Purposes**

11. UNFINISHED BUSINESS

12. NEW BUSINESS

- a. A Resolution to Approve Georgia Fund 1 (LGIP) Resolutions Authorizing City Manager and Finance Director to Access the City of Mableton Georgia Fund 1 Accounts and to Authorize the Mayor to Execute the Georgia Fund 1 Resolutions - Finance Director Karen Ellis**

Mayor Owens introduced the item and recognized Finance Director Karen Ellis, who provided an overview of the resolution. Director Ellis explained that Item 12A pertains to updating the list of authorized signatories to include the position of Finance Director, ensuring continuity in case of vacancies.

Motion was made by Mayor Pro Tem Jeffcoat and seconded by Councilmember Davis to approve Georgia Fund 1 (LGIP) Resolutions Authorizing City Manager and Finance Director to Access the City of Mableton Georgia Fund 1 Accounts and to Authorize the Mayor to Execute the Georgia Fund 1 Resolutions. The motion carried 7-0.

- b. A Resolution of the City of Mableton Designating Signatories for the City of Mableton - Finance Director Karen Ellis**

Finance Director Karen Ellis explained that Item 12B establishes a core group of signatories—City Manager, City Clerk, Mayor, and Finance Director—to maintain consistent City operations.

Motion was made by Councilmember Ferguson and seconded by Councilmember Auch to approve a Resolution of the City of Mableton Designating Signatories for the City of Mableton. The motion carried 7-0.

c. First Read - Consideration of an Ordinance Creating Chapter 6, Municipal Court of the City of Mableton Code of Ordinances - City Attorney Emilia Walker-Ashby

Mayor Owens noted that this is the First Read of the Ordinance establishing Chapter 6, Municipal Court. He mentioned that with the proposed FY25 departments and services now in place, the next step in the strategic plan is to establish the Municipal Court.

Mayor Owens acknowledged City Attorney Walker-Ashby, who provided a review of the Ordinance, detailing the various subsections and key information. She formally identified the court as the "Municipal Court of the City of Mableton" and noted that its establishment will require the appointment of a Chief Judge and Judges Pro Tem.

Attorney Walker-Ashby also mentioned that this code section should be read in conjunction with Section 3.10 of the City Charter, which outlines the City's Municipal Court, the Municipal Court's roles, responsibilities, and authority. She continued to provide specific details contained within the Ordinance concerning the various roles within the Municipal Court and its functions.

Finally, City Attorney Walker-Ashby stated that the second read of the Ordinance will take place on April 23. She went on to outline specific details within the Ordinance related to the structure of the court and the functions of its various positions.

Mayor Owens opened the floor to the Council for comments or questions. Councilmember Herndon asked whether there is a timeline for the establishment of the Municipal Court once adopted and any details regarding its potential location. City Manager Tanks stated this Ordinance was the first step to establishing a Municipal Court. He assured that the "people" (talent) and the location are all within reach and provided a tentative establishment date sometime in June.

13. OTHER BUSINESS/DISCUSSION

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks recommended the Council enter into Executive Session for real estate, litigation & personnel.

He acknowledged Director Michael Hughes' appointment, noting that Mr. Hughes has filled a crucial vacancy within the City. He highlighted the aggressive search for a highly qualified candidate and expressed pride in the nomination of Mr. Hughes. He acknowledged the appointment of the other two director roles tonight as well: IT Director & Economic Development Director.

City Manager Tanks emphasized that three Council-approved director positions remain unfilled: Director of Communications, Director of Parks, and Court Administrator. He

noted that the original goal was to have all leadership roles in place before the end of the transition period, and the City is making strong progress towards meeting that goal.

He recognized Special Projects Manager Xavier Ross for his support in serving as the Interim IT lead for the City. Mr. Tanks noted that as the City continues to progress, responsibilities will gradually shift, which will allow some employees to focus more fully on their primary roles.

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

City Clerk Susan Hiott announced that she would be on vacation during the next meeting on April 23 and that Deputy City Clerk Alison Benson would be serving in her place.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember Davis shared details about the upcoming Housing Forum on April 26th at Grace Community Church from 10am-12:30pm and extended an invitation for all to attend. He also welcomed Director Hughes to the team.

Councilmember Oladapo welcomed all the newly appointed directors and expressed her enthusiasm about these key roles being filled within the City. She reminded everyone that District 2 is having a town hall meeting on April 24th. She closed by commending the two young women who spoke during the public comments, sharing her excitement about the involvement of young people in community activities. However, she encouraged all residents of all ages to get involved.

Mayor Pro Tem Jeffcoat wished everyone a Happy Spring and reflected on the growth the City has experienced over the past 18 months, particularly in the expansion of its leadership team. She warmly welcomed the newly appointed directors and emphasized the importance of bringing in leaders who not only believe in the City's vision but are also committed to doing the work. Mayor Pro Tem Jeffcoat highlighted the strong turnout at her recent Town Hall meeting and thanked the presenters and community for their support. She acknowledged the need for more community engagement initiatives and opportunities.

Councilmember Auch congratulated Mr. Hughes and the other newly appointed directors. She announced a joint Town Hall with Councilmember Herndon on Tuesday, April 15 at 6:30 PM at the Girl Scouts of Greater Atlanta Headquarters. She stressed that the purpose of the Town Hall is to listen to the residents and hear their concerns. Lastly, Councilmember Auch mentioned that "Our Giving Garden" will host a Spring Festival next Saturday, April 19, at 75 Cooper Lake Road.

Councilmember Ferguson recognized City Manager Bill Tanks for his one-year with the City of Mableton, highlighting his contributions to helping the City achieve its current success. He expressed confidence that City Manager Tanks will continue to lead Mableton toward its future goals.

Councilmember Herndon reiterated the upcoming joint Town Hall with Councilmember Auch and welcomed the new Executive Assistant, Jasmine Owens. She also commended the City staff for their hard work and positive attitude, noting how their efforts have eased the Council's responsibilities. Councilmember Herndon encouraged everyone to visit the City website for information on upcoming events, including the grand opening of a new City building, Food Truck Fridays, and the Mableton Anniversary.

Mayor Owens celebrated City Manager Bill Tanks' one-year anniversary with the City. He also mentioned that the City of Mableton was honored to host the Cobb Municipal Association meeting yesterday. The event was attended by elected officials and representatives from neighboring Cobb County cities, as well as State Representative David Wilkerson and Senator Michael “Doc” Rhett.

Mayor Owens announced the new farmers' market in the City of Mableton, to be held at the Riverside EpiCenter from 9 AM on Saturdays through 4 PM on Sundays. He invited the community to attend and noted that this is a positive step toward addressing food insecurity and food deserts in the City. He noted it was unfortunate that the Cobb County Library did not receive the anticipated funding but encouraged the City to take proactive steps in pursuing grants and other funding opportunities—especially with the onboarding of a contracted grant writer.

Lastly, Mayor Owens acknowledged several organizations in the community—both present and not—for their roles in shaping the City. He closed by thanking everyone in attendance.

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 Oladapo and seconded by Councilmember Davis to Enter into Executive Session for litigation, real estate, and personnel. The motion passed unanimously. Yeas: Davis, Oladapo, Jeffcoat, Auch, Ferguson, Herndon and Owens

Motion was made by Councilmember Ferguson and seconded by Councilmember Jeffcoat to Close Executive Session. The motion carried unanimously. Yeas: Davis, Oladapo, Jeffcoat, Auch, Ferguson, Herndon and Owens (9:08 p.m.)

18. ADJOURNMENT

Motion was made by Councilmember Oladapo and seconded by Councilmember Jeffcoat to Adjourn. The motion carried 7-0. With there being no further business, Mayor Owens adjourned the meeting at 9:09 P.M.