



CITY OF MABLETON, GEORGIA

Riverside EpiCenter

135 Riverside Pkwy, Austell, GA 30168

February 20, 2025 at 6:00 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

SPRING TRANSITIONAL PLANNING CONFERENCE

**1. THURSDAY, FEBRUARY 20, 2025 - 4PM ONWARD AT LAKE LANIER ISLANDS
- 7000 LANIER ISLANDS PARKWAY, BUFORD, GA 30518**

Council Attendees:

February 20th

Councilmembers Davis, Auch, Herndon, Ferguson, and Mayor Pro Tem Jeffcoat

Mayor Owens was not present.

Staff:

City Clerk Susan Hiott

Special Projects Manager Xavier Ross

PR Coordinator Justin Barr

HR Specialist Candice Fields

Accounting Finance Manager Denise Lowe

Code Enforcement Director Alajandro Ferrell

Administrative Supervisor Lily Smith

Sustainability, Waste & Beautification Director Emily Groth

Chief of Staff TJ Copeland

a. Arrival and Check In - (4 PM Onward)

b. Kick Off Workshop and Dinner - 6PM - 8PM

There was an exercise where the Council listed items on an easel pad sheet of what they would like to see for their districts. Staff visited each of Council's sheets and offered assistance and suggestions of how the item could be addressed. The easel Council's sheets are available in the record.

2. FRIDAY, FEBRUARY 21, 2025 - CONFERENCE HELD IN SUMMER LODGE

Council Attendees:

February 21st

Mayor Owens

Councilmembers Davis, Auch, Herndon, Ferguson, and Mayor Pro Tem Jeffcoat

Staff:

City Clerk Susan Hiott

Special Projects Manager Xavier Ross

PR Coordinator Justin Barr

HR Specialist Candice Fields

Accounting Finance Manager Denise Lowe

Code Enforcement Director Alajandro Ferrell

Administrative Supervisor Lily Smith

Sustainability, Waste & Beautification Director Emily Groth

Chief of Staff TJ Copeland

c. Breakfast at Restaurant - (7AM - 8:30AM)

d. Mableton Development Authority - Chairman Jason Gaines (9 AM - 9:35 AM)

Mr. Gaines presented and the presentation is available in the record.

There were questions and discussion about the SSD around the Six Flags Over Georgia area. Council requested they have more education and tools before making any decision about the SSD sunset.

City Attorney Emilia Walker-Ashby recommended continuing the SSD. She addressed using it for a public safety initiative.

e. CBDG Funding - Dr. Kimberly Roberts - Managing Director of Cobb County CDBG Program Office (9:45 AM - 10:45 AM) - Did not do - NO DISCUSSION

This topic was not addressed. There was no speaker.

f. S.P.L.O.S.T. Process - Wayne McGary of Croy (11:00 AM - Noon)

Vice President of Croy, Wayne McGary, and Program Manager of Croy, Roy Acree, were present. Mr. McGary presented. The presentation is available in the record.

g. Lunch Break - (12:00 PM - 12:30 PM)

Mr. Gaines presented. His power point presentation is available in the record.

h. Transition Status - City Attorney Emilia Walker-Ashby - (12:30 PM - 1:15 PM)

City Attorney Emilia Walker Ashby presented. The presentation is available in the agenda packet.

i. Comp Plan Update - John Funny of Grice Consulting Group (1:30 PM - 2:30 PM)

Mr. Funny presented. His presentation is available in the record.

j. Break - (2:30 PM - 2:45 PM)

k. Depart for City of Sugar Hill Tour - (2:45 PM - Arrival at 3:00 PM)

Mayor and Council visited the City of Sugar Hill. Questions and discussion occurred regarding the building of Sugar Hill.

l. Dinner in Sugar Hill - (4:00 PM - 6:00PM)

m. Return to Lake Lanier & Free Time - 6:30 PM

3. SATURDAY, FEBRUARY 22, 2025

Attendees:

Mayor Owens

Councilmembers Auch, Davis, Oladapo, Herndon, and Mayor Pro Tem Jeffcoat

n. Breakfast at Restaurant - (7:00 AM - 8:30 AM)

o. Continued Conversation - Dr. Hooker (8:30 AM - 10:00 AM)

Mr. Cooker spoke about conflict resolution.

p. Property Tax - Anne Lerner Former Elected Official - (10:15AM - 11:15 AM)

Ms. Lerner presented. The presentation is available in the agenda packet.

q. Financial Process/Budget/Audit - Chris Pike (11:15AM - 12:15 PM)

Mr. Pike addressed what was discretionary spending. Spending dollars can't trigger a taxable event. Questions and discussion occurred. The Council indicated they wanted a policy and procedure guide of how to spend the Council's allowance.

r. Lunch Break - (12:15 PM - 12:45 PM)

s. Warren Hutmacher - Sumter Consulting (12:45 PM - 2:00 PM)

Mr. Hutmacher spoke about the history of the HB489 and Service Delivery Strategy. Counties and cities can not double tax the taxpayers. Every ten years, they must make an agreement. IGAs are needed. Questions and discussion occurred. One area of discussion was that the City wanted to step up the service for the County's Department of Transportation. Directions were given to look into having extra service to supplement the County's DOT services. There was discussion about how the County derives their calculations for PD and other services.

Mayor Owens stressed the need to find a way to track records of services and to have a baseline of current services.

t. Department Updates (30 Minutes Each) (Beginning 2:00 PM)

1. Code Enforcement - Director Alejandro Ferrell

Mr. Ferrell presented. The presentation is available in the agenda packet.

2. Sustainability Waste & Beautification - Director Emily Groth

Ms. Groth presented. The presentation is available in the agenda packet.

3. Special Projects - Manager Xaiver Ross

Mr. Ross presented on behalf of communications, technology upgrades, fleet purchases, and upgrades on the build out of the buildings at 6116 Mableton Parkway and 1245

Veterans Memorial Highway.

4. City Clerk - Susan Hiott

City Clerk Hiott presented. The presentation is available in the record.

5. City Manager - Bill Tanks

Mr. Tank presented. The presentation is available in the record.

u. Break - (3:45 PM - 4:00 PM)

v. Council Feedback (4:00 PM - 4:30 PM)

w. 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)) (4:30 PM - 5:30 PM)

Attendees present: Mayor Owens, Councilmembers Herndon, Davis, Auch, Oladapo, and Jeffcoat.

Motion was made by Councilmember Auch to go into Executive Session for litigation, real estate, and personnel. Councilmember Oladapo seconded the motion. The motion carried unanimously. Yeas: Owens, Oladapo, Auch, Jeffcoat, Davis, and Herndon

At 4:15 p.m. Mayor and Council went into Executive Session.

Councilmember Oladapo left at 5:38 p.m.

Motion was made by Councilmember Auch to close Executive Session. Councilmember Herndon seconded the motion. The motion passed unanimously. Yea: Davis, Jeffcoat, Auch, Herndon and Mayor Owens

Councilmember Ferguson was absent.

x. Break (5:30 PM - 6:00 PM)

y. Dinner at Game Changer - 7000 Lanier Islands Parkway, Buford, GA 30518 (6:00 PM - 8:00 PM)

4. SUNDAY, FEBRUARY 23, 2025

z. Breakfast at Restaurant (7AM - 8:45AM)

aa. Kennesaw State University - Dr. Tyler Reingal (9:00 AM - 10:00 AM)

Dr. Reingal presented.

bb. Mayor's Presentation (10:15 AM - 11:15 AM)

Mayor Owens presented.

cc. Council Feedback/Q&A (11:20 AM - 12:15 PM)

Mayor and Council provided their feedback about the conference.

- Council enjoyed speakers but felt speakers were rushed and needed more time.
- Be more mindful of how much food.

- It was great to see employees and how far the City has come.
- Look at what was Mableton's identity. Look at each district for something that distinguishes Mableton.
- It was good to see all new faces.
- Great conference.
- Look for small wins - such as city limit signs and wayfinding signs.
- Give speakers ample time.
- Don't need binders - and lots of paper.
- Conference seemed to be more educational.

dd. Working Lunch and Agenda Review and Final Directives - City Manager Bill Tanks (12:15 PM - 1:15 PM)

Final directives included:

- Make no hard decision on the Sunset of the Six Flags Special Service District- Council wants more education and tools.
- City Attorney Walker-Ashby recommend continuing the SSD.
- Issue a RFQ for the SPLOST Management- Project Manager.
- Initiate Policy for Councils Allowance Expenditure.
- Analyze Cost of additional DOT services to beautify City and ways to pay.
- Provide direction on discretionary funds for Council.
- Will need nominees for the budget committee.

ee. 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)) (1:15 PM - 2:15 PM)

The Executive Session was on Saturday. There was not one on Sunday.

5. ADJOURNMENT/DISMISSAL (2:15 PM)

With no further business, the conference ended at approximately 1:15 pm.

Spring Transitional Planning Conference

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk