



CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
September 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 REGULAR MEETING MINUTES

1. CALL TO ORDER

Mayor Owens called the meeting to order at 6:44 pm.

2. ROLL CALL

City Clerk Hiott conducted the roll call. Mayor and Council were present.

3. INVOCATION

Invocation was led by City Manager Tanks.

4. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Mayor Owens.

5. APPROVAL OF AGENDA

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

6. PUBLIC HEARINGS

a. City of Mableton Interim 2045 Comprehensive Plan Transmittal Hearing - Deputy Community Development Director Tina Garver

Mayor Owens announced the item and recognized Deputy Community Development Director, Tina Garner. Deputy Garver re-presented the City's Interim Comprehensive Plan, revised at the request of the ARC and Department of Community Affairs to be Mableton-specific rather than the full Cobb County Plan. The updated plan will be reviewed by both agencies before returning to Council for adoption. She emphasized this is an interim plan, with the City's official Mableton 2045 Comprehensive Plan expected next spring.

Mayor Owens opened the floor for Council questions; there were none. He then opened the public hearing and invited anyone wishing to speak on behalf of the matter to come

forward.

-Denny Wilson requested that visuals be provided for significant public hearings.

-Roberta Cook, Executive Director of the Riverline Historic Area, thanked the Council for the opportunity to provide input at the recent small area meeting for the Mableton 2045 Comp Plan. She asked for clarification between what is being presented tonight and what was discussed at that meeting. Mayor Owens emphasized the distinction between this interim plan and the forthcoming 2045 City of Mableton Comprehensive Plan.

Deputy Garver emphasized the importance of public feedback in developing the City's official Comprehensive Plan. She noted the plan is available online and invited the public to contact her office with any questions.

Councilmember Ferguson asked for clarity whether the plan had already been adopted. Mayor Owens explained that the City must adhere to proper procedures, including a public hearing. He emphasized that no changes have been made.

City Manager Tanks reiterated that the proposed interim plan is not the one that will be considered for City's future growth. He stressed the importance of focusing on the 2045 City of Mableton Comprehensive Plan led by Grice Consulting. Deputy Garver directed the public to the Mableton 2045 website for information on upcoming meetings, small area studies, and other opportunities for involvement.

Councilmember Ferguson asked about interim growth opportunities and what that process would look like. Deputy Garver explained that the City is currently using the Cobb Future Land Use Map, which the updated plan will formally adopt. She also outlined the rezoning process and the factors considered for approval.

Mayor Owens opened the floor for those wishing to speak against the plan and asked if a resident could speak both for and against. City Attorney Waler-Ashby confirmed. Denny Wilson asked about the relevance of a hearing if the plan is interim. City Manager Tanks and Council responded.

Mayor Owens closed the public hearing with no additional comments. He opened the floor for Council comment. Councilmember Auch also questioned the relevance of the hearing. Mayor Owens responded.

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

a. Proclamation - Mableton Reads

Mayor Owens acknowledged that Councilmember Jeffcoat would be moving this effort forward and read the Proclamation in part. The goal is to join in the efforts of GeorgiaReads, to promote literacy, life-long learning and celebrate reading. He noted that the Mayor's Reading Club would serve as a cornerstone of the effort as well. Mayor Owens officially declared September 22, 2025, as Mableton Reads Day and encouraged support of the effort.

Mayor Owens mentioned a collaboration with the Cobb Collaborative and acknowledged

the Mayor's Reading Club. He emphasized that the City of Mableton aims to be a literacy champion and support students in this lifelong effort. He encouraged everyone to stay tuned for more to come.

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.

Mayor Owens acknowledged the public comments, which were offered as follows:

- Denise Woods reiterated her request for assistance with issues at her residence.
- Angela Wynn spoke about the need to relocate due to displacement and expressed her grievances.
- Monique Lester spoke on claims of retaliation in Silvercreek apartments, noting that eviction notices were issued to residents with only three days to respond.
- Brianne Perkins spoke in support of the proposed Safe and Healthy Housing Ordinance, emphasizing the risk of displacement and the importance of pairing this Ordinance with other affordable housing options.
- Monica Delancy shared personal critiques of the State of the City address and reiterated her concerns about the ongoing housing crisis.
- Denny Wilson acknowledged the State of the City address and raised concerns about alleged “islands” within the City. She suggested the City should consider annexing specific unincorporated areas.
- Phil Barnett requested that the Mableton area not be portrayed as an apartment “slum-lord” community and highlighted safety concerns he would like the City to address.
- Bahiyah Graham expressed concerns about the condition of Mableton housing for children and the need for relocation efforts, urging Council to take action.
- Carol Yung, Vice President of the Riverside PTA, invited everyone to participate in the Riverside Beautification efforts and acknowledged the support of the Mayor’s Impact Fund. She is seeking volunteers. As CEO and Founder of the Be Bold Institute, she noted that the next cohort will begin on October 1st. Lastly, she recognized the State of the City Address and encouraged continued collaboration to build the City.
- Leroy (Tre) Hutchins thanked Council for the MabletonReads Proclamation, noting it demonstrates the City’s commitment to student academics, particularly in literacy. He referenced the recent small area study regarding the Six Flags entertainment area. He highlighted that Pebblebrook High School is the only school in Cobb County fed by more than 20 apartment complexes, which can affect academic performance due to student transiency. He suggested no additional multifamily housing units be added in the Pebblebrook feeder area. He also mentioned that Fall Break is approaching.

Mr. Hutchins delivered a safety report regarding an incident at Pebblebrook High School, noting that it was promptly addressed. He acknowledged the efforts of the Cobb County School District to provide multiple layers of safety support through the “Cobb Shield” program.

Mr. Hutchins requested a point of privilege from the Mayor. The Mayor granted the request and extended the time. He mentioned that a vapor wait dog would soon be deployed in Pebblebrook full-time and the other dogs would rotate at the other schools. He noted that this was an isolated incident and that the weapon was not a gun.

Mayor Owens took a point of privilege to open the floor for Council questions. Councilmember Ferguson asked for further details on the weapon. Councilmember Jeffcoat requested additional info on the current safety measures and implementation of new efforts. Mr. Hutchins briefly described the layers of protection included under Cobb Shield. Councilmember Ferguson asked why a canine officer was not also assigned to South Cobb. Mr. Hutchins explained that assignments are based on incident data.

Mr. Hutchins stated that the school board continually reevaluates safety based on incidents. Councilmember Ferguson requested a report on safety at the other schools. Mr. Hutchins agreed to return during a work session to provide further details. Councilmember Jeffcoat asked if students are receiving education on response efforts. Mr. Hutchins confirmed.

Mayor Owens recognized Pebblebrook High School Principal Dana Giles for her outstanding efforts in keeping parents informed during and after the incident.

10. CONSENT AGENDA

Motion was made by Councilmember Auch and seconded by Councilmember Ferguson to approve the Consent Agenda. The motion carried 7-0.

- a. Ratification of Council member approved elevations - Chase Bank located at 4855 Floyd Rd, PIN 17004200240**
- b. Approval of August 27, 2025 Work Session Minutes - 5:15 PM**
- c. Approval of August 27, 2025 Regular Meeting Minutes**
- d. Ratification of Council member approved elevations, site plan and landscaping plan - 7 Brew located at 3805 Anderson Farm Rd SW - 19079000020**
- e. Ratification of Council member approved elevations, site plan and landscaping plan - Brookwood Mixed Use located at 3753 Austell Rd, PIN 19085500050**
- f. Ratification of Council member approved site plan and landscaping plan - Park View Reserve**

11. UNFINISHED BUSINESS

None.

12. NEW BUSINESS

- a. Second Read of an Ordinance Updating Chapter 2, Administration, of the City**

Code of Ordinances; Establishing A Resignation Process for City Board, Commission, and Authority Appointees and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby

Mayor Owens announced the item and recognized City Attorney Walker-Ashby. Attorney Walker-Ashby stated that there are no changes and the recommendation is for adoption.

Motion was made by Councilmember Oladapo and seconded by Councilmember Davis to approve the Ordinance updating Chapter 2, Administration of the City Code of Ordinances. The motion carried 7-0.

b. Second Read of an Ordinance Updating Chapter 13, Nuisances, of the City Code of Ordinances; Creating the City of Mableton Safe and Healthy Housing and Property Ordinance and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby

Mayor Owens announced the item and recognized City Attorney Walker-Ashby. Attorney Walker-Ashby stated that there are no changes and recommended adoption.

Councilmember Ferguson requested that items are placed on the agenda soon to support this Ordinance. Mayor Owens highlighted the specific notice to tenants regarding protections against retaliation. He stated that it specifically defines uninhabitable conditions and goes beyond the provisions outlined in House Bill 404. Councilmember Ferguson reiterated the need to outline next steps and clarify what residents can expect going forward. Mayor Owens added that while the City can anticipate potential outcomes, it cannot dictate what will ultimately occur.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to approve the Ordinance updating Chapter 13, Nuisances of the City Code of Ordinances. The motion carried 7-0.

c. First Read - An Ordinance Updating Chapter 1, General Government, of the City Code of Ordinances; Establishing Emergency Procedures for the Protection, Safety, Health, or the Well-Being of the Citizens of the City of Mableton and for Other Lawful Purposes - City Attorney Walker-Ashby

Mayor Owens introduced the item as a First Read and opened the floor for questions or modifications from the Council.

Councilmember Ferguson asked who has the authority to declare a state of emergency for the City, and asked about the process. Mayor Owens confirmed that he is responsible for declaring an emergency. He explained that once an emergency is declared, the City Manager would assume responsibility, or the future Emergency Management Director. City Attorney Walker-Ashby provided additional clarification on the process. No further comments were provided.

d. A Resolution Approving and Adopting a Local Emergency Operations Plan for Other Lawful Purposes - City Attorney Emilia Walker-Ashby

Mayor Owens announced the item and recognized City Attorney Walker-Ashby. The City Attorney requested that no action be taken on the resolution, noting that it was included on the agenda for notice and transparency purposes. No action was taken.

13. OTHER BUSINESS/DISCUSSION

None.

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks commended the Mayor's Office staff, along with city staff, for their work on the State of the City Address, noting the event exceeded his expectations. He welcomed the new HR Director, Jeanne Pope, and expressed that he was glad to have her on board. He also confirmed there was no need for an executive session.

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

No comments.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember Davis thanked everyone who came out to the affordable housing and lending forum hosted in conjunction with District 1 and 2. He is pleased with the community interaction and engagement in the event. He announced another one to come soon on public safety.

Councilmember Oladapo also expressed appreciation to those that came to the event and thanked Councilmember Davis and his team for their efforts. She acknowledged the panel and the turn-out. She thanked those that came out and for engaging in the discussion about the Mableton 2045 Small Focus Group that was held the other day concerning the Six Flags and Riverline Districts.

Councilmember Oladapo highlighted the Riverside Campus Beautification Day coming up this weekend and encouraged everyone to come out and volunteer. She noted there are activities for all ages. Lastly, she congratulated the Mayor and Staff on a great State of the City Address event. She thanked staff for their continued support for the Council and efforts in leading the City forward.

Councilmember Jeffcoat thanked all for attending. She acknowledged the passing of her childhood friend to breast cancer this week and acknowledged next month as breast cancer awareness month. She extended her condolences to Tamika's family. She made a call to action for women to get checkups for early detection and continue to stand with those that battle the disease.

Councilmember Jeffcoat highlighted the housing symposium and wished that more had come out. She congratulated Councilmembers Davis & Oladapo on the event. She mentioned that she looks forward to the symposium for public safety and hopes to join in the efforts to produce a symposium for economic development as well. She expressed excitement about the Proclamation presented tonight for the Mableton Reads initiative in alignment with GeorgiaReads on September 22. She spoke about the reading deficiencies and overall benefits of reading. She highlighted the State of the City Address and the

Mayor and staff for the beautiful stories of the City's journey. She emphasized the growth of the City. She thanked her mom "Councilmom" for her contributions to City as well. She noted a recording of the program is available online.

Councilmember Auch expressed appreciation for those that were engaged this week in all the City events. She stressed the importance of engagement and noted other ways to engage in efforts around the City.

Councilmember Ferguson thanked everyone that came out to the men's mental health event that he hosted alongside T2S Cares. He reiterated that both men and women are welcome. He noted T2S Cares for their efforts in facilitating the program and mentioned other initiatives soon to come.

Councilmember Herndon echoed the other comments about the State of the City. She appreciates the progress the City has made. Primer martial arts in East West Connector is providing tutoring for students during the summer. Gus Gordy the owner, is requesting volunteers to help assist. Thanked everyone for tuning in and supporting.

Mayor Owens recognized City Manager Tanks for comment (please see City Manager comment section).

Mayor Owens recognized his staff for their efforts in organizing the inaugural State of the City Address, noting that 897 people registered for the event. He emphasized that when the City hosts events, the community responds. He expressed gratitude to attendees for coming out to hear not only where the City has been, but, more importantly, where it is headed.

Mayor Owens emphasized that schools need all the support they can get. He noted that while Council has no direct control over the school system, they can provide resources and assistance to improve education in the City. He encouraged community participation in the Riverside Elementary beautification efforts this weekend. He highlighted Small Business Saturdays as the City's efforts to support and expand local business growth. He noted that the housing symposium was a great event and emphasized the importance of creating more pathways to homeownership within the City.

Mayor Owens acknowledged an oversight during the State of the City Address, where members of the school board were not formally recognized. He expressed his commitment to strengthening the relationship with the schools and school board moving forward. He noted that, on behalf of the Mayor's Reading Club, he has been visiting schools to read to students since the City's inception, but emphasized that more work remains to be done. He also encouraged everyone to mark September 22 for the launch of Mableton Reads.

- 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))**
Not required.

18. ADJOURNMENT

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Oladapo to adjourn. The motion passed 7-0. There being no further business, the Mayor adjourned the meeting at 8:14 p.m.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk