CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
September 24, 2025 at 5:15 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 at 5:27pm.

2. ROLL CALL

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

3. AGENDA ITEMS AND DISCUSSION

a. SPLOST 2028 Discussion - Roy Acree, Program Manager of Croy Engineering

Mayor Owens introduced the item and recognized Roy Acree of Croy Engineering. Mr. Acree acknowledged his team members in attendance and presented the first draft of potential projects for the City's 2028 SPLOST. He noted that the projects mentioned during Council's initial training have been organized into categories for tonight's presentation.

Mr. Acree provided an overview of the first draft list:

-Facilities
-Fleet
-Sidewalks/Trails
-Roadway Safety
-Parks
-Technology

Mr.Acree noted that the County has advised the City to prepare a Tier One budget of $72 million. He explained that Tier Two is a proactive plan in case of a revenue surplus, focusing on the same categories but with increased funding. Additional funds could total up to $28 million.

Mr.Acree mentioned that the intent of tonight's presentation was to present the first recommended draft. He noted that a future meeting with the Mayor and Council will be planned to address specifics. He emphasized that no action is required at this time, but a draft list is due to the County by October 1. The final list is due by the start of the year.

Councilmember Jeffcoat asked how the estimated costs were determined for each category. Mr. Acree explained the process and noted that an escalation factor is included to account for potential future cost increases.

City Manager Tanks acknowledged an error in the presentation. Tier Two was shown as $17 million, but the correct amount is $28 million. The mistake was due to not updating the most recent powerpoint in the lineup of the night's presentations.

Councilmember Oladapo asked for clarification on sidewalk additions and citywide technology. Mr. Acree noted the list is a draft and broad categories allow flexibility for changing priorities. City Manager Tanks provided an example of potential technology funding allocation.

Councilmember Jeffcoat asked how the $72 million was determined and whether the City could potentially receive more. Mr. Acree replied that this is entirely up to the County.

Councilmember Oladapo asked for an explanation of the difference between Tier 1 and Tier 2 for the audience. Mr. Acree explained that Tier 1 is the draft 2028 SPLOST list for the City, totaling $72 million. The County estimated revenue based on various factors and advised each city of its share based on population. Tier 2 is a proposed plan in case revenue exceeds projections.

Councilmember Auch asked when the Council should suggest amendments. Mr. Acree recommended holding another meeting to discuss specifics.

Mayor Owens referenced other capital projects nationwide and noted that rising costs make it difficult to build at the current rates for future projects. He asked how Croy is advising the City to address this. Mr. Acree stated that his team provides realistic total project estimates upfront, using past years' data to gauge current costs and applying escalation to account for increases.

Councilmember Ferguson asked for further clarification on the allocation of funds for sidewalks. Mr. Acree explained that many variables are considered, and the estimates reflect anticipated worst-case scenarios. He noted that the sidewalk allowance also includes trails and emphasized that this is only the first draft, based on priorities heard from the Mayor and Council. Croy anticipates that the list will be modified.

City Manager Tanks was recognized. Mr. Acree provided an overview of the process for determining the proposed list. City Manger Tanks highlighted other potential funding sources for sidewalks, including $24,000 being negotiated with Cobb DOT as well as LMEG and other funds.

City Manager Tanks emphasized that a major priority of the City's is to build a facility that can potentially generate revenue and create a capital investment in the land, so a significant amount of the proposed SPLOST was allocated for that purpose.

City Manager Tanks requested an explanation of the time value of money and why debt service is not included on the list. Mr. Acree proposed adding a seventh category for debt service. Mayor Owens confirmed that if it is not on the final list, it cannot be considered, and Mr. Acree agreed.

Councilmember Oladapo asked about the specific items included under roadway safety. Mr. Acree responded that more details will be provided later, noting that it will depend heavily on the City's roadway service agreement. He offered further clarification.

Councilmember Oladapo commended Mr. Acree and his team on a good first draft.

4. PRE REGULAR MEETING AGENDA REVIEW

Mayor Owens reviewed the agenda and proposed items.

Councilmember Auch asked what an emergency ordinance is. Attorney Walker-Ashby clarified that the charter allows the City to adopt an emergency ordinance immediately for 30 days. City Clerk Hiott highlighted that the 1st read for the same ordinance is also on the agenda for consideration tonight. The second read will soon follow. Councilmember Auch asked for further clarification. City Attorney Walker Asby responded.

5. 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 go into Executive Session for litigation, real estate, and personnel at 5:58 pm. The motion passed unanimously. Yeas: Davis, Oladapo, Jeffcoat, Auch, Ferguson, Herndon and Owens

Motion was made by Councilmember Auch and seconded by Councilmember Jeffcoat to close Executive Session. The motion carried unanimously. Yeas: Davis, Oladapo, Jeffcoat, Auch, Ferguson, Herndon and Owens

6. ADJOURNMENT

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Herndon to adjourn the meeting. The motion passed 7-0. There being no further business, Mayor Owens adjourned the meeting.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk