



CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
September 24, 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.

2. ROLL CALL

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

3. INVOCATION

City Manager led the Invocation.

4. PLEDGE OF ALLEGIANCE

Councilmember Jeffcoat led the Pledge of Allegiance.

5. APPROVAL OF AGENDA

Motion was made by Councilmember Auch to move Item 8b until after the Executive Session because Council did not get notice of the appointees until 7:08 pm yesterday. She would like to finish the conversation about concerns she expressed previously. Mayor Owens asked for a second and there was none. Mayor Owens stated the motion was dead.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Davis to approve the agenda as written. The motion passed 6-1. Councilmember Auch was Nay.

6. PUBLIC HEARINGS

- a. **REZ-2025-003 - (First Read and Public Hearing No Action Taken) 140 Veterans Memorial Hwy (Tax Parcel 18004300170) - Request to rezone approx 23,000 square feet of a 2.08-acre parcel from PSC to CRC for the construction of hotel - Community Development Director Michael Hughes**

**Open Public Hearing - (Time Limit: 10 Minutes for Applicant and Support and 10 Minutes for Opposition) and Close Public Hearing
No Action Taken - First Read**

Mayor Owens announced the item and recognized Community Development Director

Michael Hughes who provided background. This was a First Read and Public Hearing. No action was required. The applicant was requesting to rezone approximately 20,000 square feet of a 2.075-acre parcel from CRC/PSC (Community Retail Commercial and Planned Shopping Center) to CRC (Community Retail Commercial) District for the construction of a motel.

Mr. Hughes recognized Planning and Zoning Manager Chris Wheeler, who provided details about the application (there is a PowerPoint presentation available in the record):

- The property is located at 140 Veterans Memorial Highway. .
- The proposed site plan was submitted and was shown in the PowerPoint.
- An area photo was shown.
- The applicant is MARGDARSH LLC c/o Brijesh Patel.
- The motel will operate 24 hours a day, seven days a week.
- There are no conference, meeting, or banquet halls proposed, and no restaurant is included in the plans.
- The applicant is also requesting a variance for encroachment into the 35-foot landscape buffer along the eastern property line for the emergency vehicle turnaround.
- According to Section 3.26(3) of the Mableton Zoning Ordinance, private utilities and access drives may cross through a landscape buffer; however, turnarounds are not permitted.
- Proposed renderings were shown in the PowerPoint.
- The property is located within property of the Veterans Memorial Guidelines as referenced.
- The applicant is seeking to change from motel to hotel design.
- Staff recommended denial.
- The Planning Commission recommended denial.

Mr. Wheeler recognized applicant MARGDARSH LLC c/o Brijesh Pate who presented. Mr. Patel summarized his rezoning request. At the last Planning Commission meeting, he heard the community's concerns and he understood the hesitation. Under Cobb County the project was already fully reviewed and approved. During the transition, when Mableton took over, he was informed that by Cobb County that the City would consider the approvals. He commented that he was having to start over with hurdles he thought had already been addressed. He felt he was retracking steps. He was present in good faith and already owned the land, and he had met with the community. He was open to redrawing a complete set of plans including the hotel with a pool and conference room. This concept would bring more modern, higher quality lodging. His aim was to partner with the City of Mableton. He respectfully asked for consideration to change the plans.

Mayor Owens thanked Mr. Patel. He understood he may have been inconvenienced. He continued to explain the reason Mableton became a City was that the City could have a say about development. He appreciated the thought of scrapping the current plans and redesigning them. He felt Mableton was worth more than a motel, but instead a class 3 if not a class 4 hotel.

Mayor Owens opened up the public hearing. He asked if anyone would like to speak that

was in favor of the rezoning.
There was none.

Mayor Owens asked if anyone was in opposition of the rezoning case. Those who spoke were:

- Steve Young of Mableton Improvement Coalition expressed opposition because the area was not consistent with the land use plan. The area was not an area for hotels or motel establishments, there would be more traffic, and there were activities nearby that comprised of children. There are no plans for detention plans or stormwater management. He had concerns about water run-off.
- Sam Culbreth spoke on behalf of the Austell Community Task Force. He asked the Mayor and Council to deny the application. He named reasons such as the proposed zoning is in conflict with future land use and character of the area, the motel would be near Lindley Middle School and there was concern for the children. There are no updated design standards. He spoke about what other Mableton motels have turned into over time.
- Cassandra Brown agreed with the other statements. She added to their comments that the Veterans Memorial Highway is the gateway to City of Mableton. The residents are presently working on what Mableton should look like. She referenced the Comp Plan 2045 that will set out what Mableton looks like. It does not appear that the proposed motel is in alignment with what the community wants. This is an opportunity for Mayor and Council to take control. She asked Mayor and Council to deny the application.
- Denny Wilson of District 2 concurred with the other speakers. She looked into the applicant, and found that they have another motel in Douglasville. She looked at their website and looked at the reviews. The reviews were 50-50. People were saying when they stay there 3-4 days, they had problem with people that have obtained extended stays. She did not want to see a motel come, and later on became an extended stay. She requested Mayor and Council to deny.
- Leon Kendle reported in his line of work he dealt with abducted children and human trafficking and having a motel near a school is not recommended. Kids do not deserve this. Mableton does not deserve this. He respectfully requested the application be denied.
- State Representative Terry Cummings and the resident of District 2 reiterated all that the previous speakers had said. She appreciated Ms. Wilson's research. She did not think any hotel or motel needed to be near a school or high school. The parents, children, and City deserve better. This would not even be discussed anywhere else. She asked Council to reject the application.

A woman who owned a business at 838 Veteran Memorial expressed opposition.

City Clerk Hiott announced two emails she had received from residents asking to be entered into the record for opposition. The emails were from Mignon Goode-Bigelow and Joyce Millender-Steele.

Mayor Owens recognized the applicant, Mr. Patel, who approached the podium. Mr. Patel stated he would like to request withdrawal of the rezoning application without prejudice.

Community Development Director Michael Hughes asked for a motion to accept the withdrawal application without prejudice.
Councilmember Jeffcoat approved the request for withdrawal without prejudice.
Councilmember Auch seconded the motion. The motion carried 7-0. The application is withdrawn without prejudice.

- b. OZI-2025-005: To consider amending the stipulations for 7 Oak Stable regarding other business application Z-79 of 2022. The property is located at 320 Cooper Lake Road - Community Development Director Michael Hughes**

**Open Public Hearing - (Time Limit: 10 Minutes for Applicant and Support and 10 Minutes for Opposition) and Close Public Hearing
Consideration and Vote**

Mayor Owens announced the item and recognized Community Development Director Michael Hughes. Mr. Hughes stated the property was for amending stipulations for 7 (Seven) Oaks Stable, LLCT regarding other business application Z-79 of 2022. The property is located at 320 Cooper Lake Road.

Mr. Hughes recognized Planning and Zoning Manager Chris Wheeler who provided background:

- The area was shown in the PowerPoint presentation.
- The amendment is to allow a building greater than 750 square feet.
- The applicant operates an equestrian facility.
- The site plan was shown.
- The applicant is looking to install a roof over a proposed building.

The applicant requests approval of an amendment to allow the construction of a clear-span red iron roof over an existing 100-foot by 200-foot riding stable located on a 14-acre parcel. The subject property is primarily utilized as a horse training facility. In 2023, the applicant petitioned the Cobb County Board of Commissioners for authorization to construct an equipment and hay storage building on the site. That request was subsequently approved, and the associated building permit issued. Approval of the current zoning amendment would enable the applicant to pursue all necessary permitting for the proposed roof structure in compliance with applicable development and building regulations.

Mr. Wheeler recognized the applicant, owner of 7 Oak Stable. The applicant stated there has been an increase in the community for riding lessons.

There were no questions from the Council.

Mayor Owens opened the public hearing. He asked if there was anyone who wanted to speak for the application. There was none. He asked if there was anyone for opposition. There was none.

Staff have reviewed the request and determined that it is consistent with the existing stipulations associated with the property. The request is also comparable to previous

applications submitted by the same applicant. Accordingly, staff recommend approval of the request.

Councilmember Jeffcoat asked what the Planning Commission's recommendation. Mr. Wheeler explained this was a change of condition. This did not go before Mableton Planning Commission. It received approval from the County Board of Commissioners and Cobb County staff. Staff recommend approval with all stipulations listed in the staff report.

The applicant stated the posts would be black or green to match the barn.

Motion was made by Councilmember Auch to approve with stipulations in tack (per Cobb County approval Z-79 of 2022, the stipulations are listed and available in the agenda packet). Councilmember Oladapo seconded the motion. The motion carried 7-0.

- c. OZI-2025-006: To consider amending the stipulations for Robles Partners, LLC regarding rezoning case Z-69 of 2019. The property is located at 630 Riverside Parkway - Community Development Director Michael Hughes**

**Open Public Hearing - (Time Limit: 10 Minutes for Applicant and Support and 10 Minutes for Opposition) and Close Public Hearing
Consideration and Vote**

Mayor Owens announced the item and recognized Community Development Director Michael Hughes who explained the application was to consider amending the stipulations for Robles Partners, LLC regarding rezoning Cobb County's case Z-69 of 2019. The property is located at 630 Riverside Parkway. This is a public hearing and Council has the option to consider approval following the public hearing. Mr. Hughes recognized Planning and Zoning Manager Chris Wheeler.

Mr. Wheeler announced additional details about the application:

- The applicant was seeking to amend the stipulations of Cobb County rezoning case Z-69 of 2019, to amend the stipulated site plan for truck parking and maintenance instead of parking and storage of heavy equipment.
- An aerial photo of a PowerPoint presentation was shown. The presentation is available in the agenda packet record.
- The approved site plan was shown subject to 2019 stipulations.
- The amended site plan was shown.
- Mr. Wheeler stated staff was in agreement of making the amended site plan changes with the site plan submitted as well as keeping remaining conditions already associated with the property.

Attorney J. Kevin Moore, representing applicant Robles Partners, LLC, presented:

- The application was for site plan amendment and approval as well as conditions approval.
- He described the location being at the intersection of Riverside Parkway once reaching the intersection at White Road. It is a 7 acre track, currently zoned Light

Industrial.

- It was approved in 2020 by Cobb County for a heavy equipment, trucks storage yard associated with a large utility contractor.
- Since that time, the large utility contractor did not move forward with the project. There is a different project by Robles Partners, LLC.
- He referenced a small box at the top of the previous site plan indicating a 1000 square foot office building.
- The applicant was proposing a storage yard for truck parking and a new building under 5000 square feet with a brick exterior to be built in the location shown.
- The underlying approved zoning conditions for 2020 would be kept in place except for the changes reflected.
- He noted two important conditions were:
 - The road frontage along Riverside Parkway and White Road had to have a minimum of a 8 foot enhanced landscaping strip.
 - The proposed storage yard would be a hardened surface.
- The area is dominated by light industrial and heavy industrial uses.
- The area has easy access.
- He explained why it was a great location.
- Trucks are parked where they should be parking in an orderly fashion and kept clean.

Mr. Moore reminded that the applicant was asking for approval of the new site plan, including a larger building with brick facade and exterior, and to allow truck parking instead of heavy equipment storage associated with utility contracting. All other conditions remain in place.

Mayor Owens asked if the setback was 30 feet. Mr. Moore answered 35 feet from White Road and 75 feet from Riverside Parkway.

Mayor Owens asked if there were any questions from Council. There was none.

Mayor Owens opened the public hearing. He asked if there was anyone in opposition to the zoning matter. There was none. Mayor Owens asked if there was anyone in favor of the application. There was none.

Mayor Owens closed the public hearing.

Motion was made by Councilmember Ron Davis to approve OZI2025-006 with all stipulations (Clerks note: stipulations located within the agenda packet and listed below by the Mableton Community Development Department). Councilmember Ferguson seconded the motion. The motion carried unanimously.

Stipulations:

1. Site Plan received by the Mableton Planning and Zoning Division date August 12, 2025, for the sole purpose of truck parking and maintenance. with a 5000 square foot brick building.
2. The lot will be paved with a hard surface.
3. All prior stipulations associated with the Cobb County Z-69 of 2019 are still in effect.

Cobb County stipulations are below;

1. Site plan received by the Zoning Division on September -1-9 30, 2019 (attached and made a part of these minutes), with the following changes:
 - A. Rear setback to be changed to 30 feet
 - B. Office building to be adjusted to meet setback requirements
 - C. Modifications as required by Department of Transportation
 - D. An 8-foot landscape enhancement strip adjacent to the right-of way on Riverside Parkway and Bob White Road
2. Letter of agreeable conditions from Mr. Garvis Sams, Jr. dated November 5, 2019 (attached and made a part of these minutes), *not otherwise in conflict*, with the following changes:
 - A. Item No. 12 - correct the sub-numbering to "a" through "f"
 - B. Item No. 12, add subset g - read as follows: "*Change that is in conflict with an expressed stipulation or condition of zoning*"
3. District Commissioner to approve the Parking Plan for vehicles and equipment
4. District Commissioner to approve final building architecture and elevations, and Landscape Plan inclusive of buffers, fencing, and landscape strip along Riverside Parkway and Bob White Road
5. Permanent restroom facilities, which are connected to water and sewer, to be provided prior to any use of the site
6. Any fencing to be to the interior of the landscape enhancement strip
7. Landscape enhancement strip adjacent to the Riverside Parkway and Bob White Road right-of-way; the purpose of the landscape enhancement strip is to provide visual screening of any fencing and vehicles
8. All parking of vehicles and equipment to be on hardened surfaces
9. Curb, gutter, and sidewalk along the Riverside Parkway and Bob White Road frontages; NOTE: this deletes the reference to redevelopment in the Department of Transportation comments
10. Staff comments and recommendations, *not otherwise in conflict*

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

None.

8. APPOINTMENTS

a. Appointment of Chief Municipal Court Judge

Mayor Owens announced his nomination for the first Chief Municipal Court Judge, Che A. Karega II.

Mayor Owens announced information about appointee. Mr. Karega has been a practicing attorney for more than 26 years, with extensive experience in both civil and criminal law. He earned his B.A. from the University of Michigan-Dearborn in 1995 and his J.D. from the University of Illinois College of Law in 1999. He was admitted to the State Bar of Michigan shortly thereafter and later joined the Georgia Bar in 2005, followed by admission to the Northern District of Georgia Bar in

2007.

Since moving to Cobb County in 2006, Mr. Karega has built a respected career. He founded his own firm, Karega Law, in Marietta in 2007, specializing in personal injury and representing clients throughout Georgia. In addition, he currently serves as a Part-Time Magistrate Court Judge in Cobb County, where he has served under the leadership of Chief Magistrate Judge Brendan F. Murphy. The mayor stated he had spoken directly with Judge Murphy regarding this appointment, and he has expressed his confidence in Mr. Karega's qualifications and readiness for this important role.

Mr. Karega's judicial experience, coupled with his long-standing commitment to serving the people of Cobb County, makes him uniquely qualified to preside over Mableton's Municipal Court. Mayor Owens stated that Mr. Karega's proven ability to handle matters fairly, efficiently, and with the highest ethical standards will serve the City well as the City launches this essential service.

Mayor Owens respectfully asked Council for your support in affirming the nomination of Che A. Karega II as Mableton's Municipal Court Judge. His appointment will not only bring credibility and experience to the City's bench, but will also ensure that the community is served with the fairness and professionalism it deserves.

Motion was made by Councilmember Auch and seconded by Councilmember and Mayor Pro Tem Jeffcoat to confirm the Mayor's appointment of Che A. Karega II as Mableton's Municipal Court Judge. Mayor Owens asked if there was any discussion. There was none. The motion passed 7-0.

Chief Judge Che A. Karega II thanked Mayor and Council for the appointment and his family for their support. He expressed that it was an honor to be appointed, and he looked forward to working for the City of Mableton. Mayor Owens administered the Oath of Office to Mr. Karega. (Photos were taken.)

b. Resolution Appointing the Prosecuting Attorney

Mayor Owens announced his nomination for the appointing prosecuting attorney, Mr. Flynn D. Broady, Jr. and referenced the Resolution of Appointment.

Mayor Owens announced bio information on Mr. Broady. Mr. Broady brings an exceptional record of service to both country and community. A 26-year veteran of the United States Army, he served with distinction, including three overseas tours and combat leadership in Operation Iraqi Freedom as an Infantry First Sergeant responsible for 157 soldiers. His family's tradition of service runs deep—his grandfather served with the famed Red Ball Express in World War II, and his father dedicated 20 years to the U.S. Army.

In his professional career, Mr. Broady has spent almost two decades in service to Cobb County. He began as an Assistant Solicitor General in 2008, gaining significant courtroom prosecutorial experience. In 2014, he became the Veterans Treatment and Accountability Court Coordinator, where he worked tirelessly to help veterans overcome substance abuse, PTSD, and behavioral health challenges, guiding them back toward productive lives. In 2017, he served as Prosecuting Attorney for the Cobb County DUI Accountability Court, advancing treatment-based alternatives for offenders willing to accept responsibility and pursue recovery. Most recently, he served as the District Attorney for Cobb County, further cementing his reputation as a principled leader committed to justice, accountability, and rehabilitation.

Beyond his professional life, Flynn and his wife, Monique, live near Marietta Square and are active members of historic Zion Baptist Church, where they serve in several ministries.

Flynn Broady's military service, prosecutorial experience, and dedication to accountability courts make him uniquely qualified to serve as the Municipal Court Solicitor for the City of Mableton. His leadership, integrity, and deep commitment to justice will ensure that the City's new court system

begins on the strongest possible footing.

Mayor Owens respectfully requested the Council's support in affirming the appointment of Flynn D. Broady Jr. as Solicitor for the Mableton Municipal Court.

Motion was made by Councilmember and Mayor Pro Tem Jeffcoat and seconded by Councilmember Ron Davis the resolution appointing Flynn D. Broady, Jr. as prosecuting attorney. Mayor Owens asked if there was any discussion. There was none. The motion carried 7-0. Councilmember Auch abstained from the vote. (Pursuant to Charter, Section 2.21, *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 note on the question.*)

Mr. Broady thanked Mayor and Council for their confidence in him and allowing him to do the job. He commented about his service to the community for 17 years and 26 years in the military. He was a man of integrity and wanted to do things right. He stated he wanted to make sure Mableton continued to thrive and be the City we know it can be.

Mayor Owens administered the Oath of Office to Flynn D. Broady Jr. for the office of prosecuting attorney. (Photos were taken.)

c. Appointments of License Review Board

Mayor Owens announced the recommended names to the License Review Board: Sandra Braswell (District 1), Kristilyn Lambert (District 2), Aileen Harris (District 3) Clyde Ward (District 4) and Linda Brackner (District 5). He explained that there would be additional appointments and that not all were present, but there would be additional appointments, follow-up sessions, training, and additional oaths of office at a later time.

Motion was made by Councilmember Oladapo to approve the appointments named (Sandra Braswell (District 1), Kristilyn Lambert (District 2), Aileen Harris (District 3) Clyde Ward (District 4) and Linda Brackner (District 5). Councilmember Ferguson seconded the motion. The motion carried 7-0.

Mayor Owens administered the Oath of Office of the License Review Board to Sandra Braswell and Clyde Ward.

Mayor Owens thanked all of those who were appointed for their service to the city and constituents of the City of Mableton.

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.

The following provided public comment:

- **Denise Woods** expressed a complaint with her apartment complex associated with fees and requested the assistance of the Council.

- **Bahijah Graham** expressed grief about the housing conditions in her apartment complex on Riverside Drive and neighboring communities.
- **Denny Wilson** spoke about trust. She said she was working with the county to get a resolution regarding Premier Lane. She stated the City Attorney sent her to the City to work the situation out. The word trust came into the equation. She stated that the road needs to be repaved and not patched. She claimed the road not being repaired was jeopardizing lives, including women with children dropping their children off at daycare. She stated that it is not right for the citizens living on that road to pay taxes to repair Premier Lane.
- **Donte Philpot** spoke on behalf of the Austell Community Task Force and highlighted the efforts of the Task Force and their role in the community. He spoke about one of their committees, the Community Development Committee and others. He invited everyone to their meetings held every first Monday of the month at the South Cobb Community Center at South Cobb Community Center. The next meeting is October 6th.
- **Monica Delancy of District 2** invited everyone to Good Mable Day on Sept 28th and provided a preview of the event program. She thanked everyone who organized the balloon release on behalf of beloved David Daniel and encouraged continued prayers for the community. She thanked the Council for the passing of the Safe and Healthy Housing ordinance.
- **Ms. Pryer** noted that she was a Mableton business owner, and she expressed her concerns about the open markets in the community. She noted businesses open after hours with no state board licenses but have Mableton business license. She noted that code enforcement does not work after 5pm or on weekends and that is a concern. She recognized the potential for fines for the City.
- **Sam Culbreth** - left the meeting early.

Mayor Owens commented about how the public comment portion of the meeting has occurred ever since the beginning of the City. He emphasized that there is a level of decorum and respectability expected of everyone. He further commented about how he did not want to limit public comment to just items on the agenda, but if a level of decorum is not maintained, he will ask Council to do that. He thanked everyone for their public comment.

10. **CONSENT AGENDA**

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Herndon to Approve the Consent Agenda as written. The motion passed 7-0.

- Approval of September 8, 2025 Work Session Minutes - 6:30 pm**
- Approval of September 10, 2025 Regular Meeting Minutes**

11. **UNFINISHED BUSINESS**

- Mableton Municipal Court - JusticeOne Contract for Court Case Management Software - Court Administrator Mallory Minor**

Mayor Owens announced the Municipal Court items and recognized Court Administrator Mallory Minor who provided an overview of the contract for court case management

software. She stated the contracts before the Council were presented at the September 8th work session.

Court Administrator Minor reported:

- JusticeONE is a recognized industry leader in Municipal Court Case Management software and offers a fully integrated court payment processing solution.
- The contract is accepted by the City's Finance Department as single source.
- There is an option to run criminal histories from Court. (GCIC AND NCIC Integration)
- The implementation takes 30-45 days, so the court will work with IT Department to use Zoom for Government.
- The City can host virtual court.
- There is State reporting capability.
- The non exclusive license agreement has been reviewed by the city attorney's office.
- There is an estimated annual cost of \$31,200. Some fees were waived for the first year. She expected to be up and running virtually in mid November.

Questions and discussion followed.

- Mayor Owens asked if the IT Director reviewed the contract. Ms. Minor replied absolutely. She reported the Department of Information of Technology and Security Risk Form was completed and was on file in her office. Mayor Owens noted the JusticeONE software uses multi-factor authentication through Microsoft, and the City uses multi-factor authentication with Google. He asked if the IT Director was aware and Ms. Minor replied she trusted that he was. Mayor Owens stated he would discuss further with the IT Director.
- Councilmembers Oladapo and Jeffcoat commended Ms. Minor for getting a lot done in a short time.
- Mayor Owens commented about the software expenditure being already approved in the budget.
- Mayor Owens affirmed the contract was a non-exclusive lease agreement.
- Councilmember Ferguson asked what the reason was for the one-year term for renewals. Ms. Minor deferred to legal.
- Attorney Walker-Ashby explained why the City was limited to one-year contracts with automatic renewal.

Motion made by Councilmember Jeffcoat to authorize and approve the Mayor to negotiate and execute the JusticeONE Contract for Court Case Management in substantial form. Councilmember Ferguson asked if the data was located in a cloud solution and Mayor Owens replied it was not an on premise solution but a cloud-based solution.

The motion was approved 7-0.

b. Mableton Municipal Court - Judicial Correction Services, LLC Contract for Probation Services - Court Administrator Mallory Minor

Mayor Owens announced the item and recognized Court Administrator Mallory Minor who

provided background.

Court Administrator Minor reported the agreement was presented to the Mayor and Council at the September 8, 2025, work session. The contract is for professional probation supervision, rehabilitation services, and alternative sentencing options (authorized under O.C.G.A. §42-8-101). The agreement also requires the consent of the Chief Judge, and he has reviewed and consented.

Ms. Minor reported there was a representative present from Judicial Correction Services, LLC (JCS). Mr. Ward approached the podium and expressed his appreciation for the opportunity to work with the City of Mableton. He bragged to Ms. Minor's outstanding work at Stonecrest. He stated the City had picked a good Court Clerk. He named other cities in the area that JCS supported. He spoke about how he and the company had worked in the area for many years.

Court Administrator Minor noted the contract had been reviewed by legal. She referenced the GA Code that supports the service. (O.C.G.A. §42-8-101)

Mayor Owens asked for any questions. There was none.

Motion made by Councilmember Oladapo to approve and authorize the mayor to negotiate and execute in substantial form the Judicial Correction Services, LLC contract. The motion was approved 7-0.

Following the request for her announcement, Court Administrator Minor reported that Governor Kemp proclaimed the week of September 22-26 as Court Administrators Week.

12. NEW BUSINESS

- a. **Second 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 announced the item and provided background asking the City Attorney if there were any changes. Attorney Walker-Ashby stated there was none.

Motion made by Councilmember Jeffcoat to approve the ordinance as written, 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. Councilmember Auch seconded the motion.

Mayor Owens asked if there was any discussion and there was none. The motion was approved 7-0.

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

Mayor Owens announced item and provided background.

Motion made by Councilmember Ferguson to approve the Resolution approving and

adopting a Local Emergency Operations Plan and for Other Lawful Purposes. Councilmember Jeffcoat seconded the motion. The motion passed 7-0.

c. Consideration and Approval of A Resolution Pledging to Practice and Promote Civility in the City of Mableton - City Clerk Susan Hiott

Mayor Owens announced the item and recognized City Clerk Hiott who provided background. The City became a City of Civility back in November 2023 by the Georgia Municipal Association (GMA). The adoption of the Resolution will continue the City of Mableton to be designated as a City of Civility by GMA. All of the Council will sign the resolution. Mayor Owens read a portion of the resolution aloud.

Motion made by Councilmember Herndon to approve Resolution Pledging to Practice and Promote Civility in the City of Mableton. Councilmember Davis seconded the motion. The motion was approved 7-0.

d. Consideration of a Resolution of the City of Mableton, Georgia, to Apply for a Recycling and Waste Diversion Grant - Sustainability, Waste, and Beautification Director Emily Groth

Mayor Owens announced the item and recognized Emily Groth who provided a PowerPoint presentation regarding the request to apply for the grant to help facilitate the City's effort to promote sustainability resources and programming across the City. The presentation is available in the agenda packet.

Summary of the PowerPoint:

- She addressed eligibility requirements.
- The awards typically are up to \$100,000.
- There is no local match required.
- The application is due by September 30th.
- The Grant Award notification will be January-February.
- The proposed project is a household hazardous waste collection event (HHW).
- If approved, for the grant, the City would begin a competitive bid process for a Household Hazardous Waste (HHW) Collection event for professional services and will schedule date and time - targeting early spring 2026.
- The next steps is to approve the resolution to apply and submit an application quickly.

Mayor Owens asked if there were any questions. Councilmember Herndon asked if the grant was approved, where the money would be focused. Ms. Groth explained it would be a HHW event, but other events could be considered.

Motion was made by Councilmember Auch to approve the Resolution to Apply for a Recycling and Waste Diversion Grant. Councilmember Ferguson seconded the motion. The motion passed 7-0.

e. First Read - An Ordinance Updating Article 7, Special License and Regulatory Fees, and Chapter 5, Alcoholic Beverages, of the City Code of Ordinances and for Other Lawful Purposes - City Attorney Walker-Ashby

Mayor Owens announced the item noting the ordinance was a First Read - Updating Article 7, Special License and Regulatory Fees, Chapter 5, Alcoholic Beverages of the City Code of Ordinances. He recognized City Attorney Walker-Ashby who explained the ordinance was to extend the definition of what constitutes police department or officers. She read the definition:

References. References to the police department, police officers and/or Cobb County police under this Chapter shall mean: 1) City law enforcement officers, 2) Cobb County police officers performing law enforcement services on the City's behalf and/or the City manager's designee(s).

This will allow the City Manager to designate who can provide the services.

Mayor Owens asked if there were any questions. There was none. He stated it was a First Read so no action should be to be taken.

f. Consideration and Approval of An Emergency Ordinance Updating Article 7, Special License and Regulatory Fees, and Chapter 5, Alcoholic Beverages, of the City Code of Ordinances and for Other Lawful Purposes - City Attorney Walker-Ashby

Mayor Owens announced the item and recognized City Attorney Walker-Ashby who provided an explanation for the Emergency ordinance. She stated the ordinance will allow the City Manager to designate immediately while considering the previous First Read. Mayor Owens explained how ordinances take two reads, but this was an emergency ordinance for 30 days only until considering the second read.

He asked if there were any questions. There was none.

Motion made by Councilmember Oladapo to approve the Emergency Ordinance updating Article 7, Special License and Regulatory Fees, and Chapter 5, Alcoholic Beverages of the City Code of Ordinances. Councilmember Herndon seconded. The motion passed 7-0.

13. OTHER BUSINESS/DISCUSSION

None.

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks recognized Court Administrator Minor for her appointment as a Georgia Council of Court Administrators (GCCA) 2024–25 Board Member, Education & Conference Chairwoman, and Transformational Leader. He also commended her progress in the development of the court since joining the City.

He commended Dr. Houston, the City's Event Coordinator, for successfully concluding the summer event season, including Food Truck Fridays, and highlighted the upcoming Fall Festival and other seasonal events.

Lastly, City Manager Tanks requested to move into Executive Session.

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

No comment.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember Davis thanked the audience for their attendance and recognized their community engagement. He encouraged everyone to pray for the United States. He highlighted the good time he had at the “Are You Smarter Than a Fifth Grader?” event.

Councilmember Oladapo thanked everyone for attending and for their public engagement. She welcomed newly appointed Chief Judge Karega and Solicitor Flynn Broady Jr. She also extended her appreciation to Administrator Minor for her dedicated service. She addressed the comment regarding the Premier Link pothole and shared her efforts to try and resolve the issue. She has communicated with Commissioner Sheffield, as well as the Cobb DOT Director and Assistant Director, but continues to hear that the City must determine the path forward. She noted that the first step in addressing the road issue was completed tonight with the appointment of a Chief Judge to help navigate court orders. She hopes to bring this matter before the Council in the near future and acknowledged the behind-the-scenes efforts already underway. She emphasized that this was an inherited issue and asked for continued patience as it is worked through.

Councilmember Jeffcoat thanked those in attendance. She congratulated the new Chief Judge and Solicitor and recognized Administrator Minor for her efforts and recent accolades. She expressed gratitude to everyone who provided public comments, emphasizing the importance of having a voice and treating one another with respect. She noted that differences do not equate to disrespect and encouraged Mableton to continue as a city of civility. She acknowledged the passing of David Daniel and extended condolences to his loved ones. She stressed the community’s shared responsibility to create safe spaces for children. She acknowledged Hispanic Heritage Month and the significant Hispanic population in Mableton. She highlighted that the County Fair is currently taking place and extended an early Happy Birthday to Councilwoman Oladapo and a belated Happy Birthday to Councilwoman Herndon.

Councilwoman Auch extended condolences to the family of the late David Daniel. She congratulated the new court appointees and those appointed to the License Review Board. She mentioned the Council’s upcoming newsletter and highlighted the Jazz Festival. She also encouraged everyone to support Our Giving Garden’s annual pumpkin patch fundraiser.

Councilmember Ferguson thanked everyone for attending and announced that he will host a District 5 clean-up on October 4th.

Councilmember Herndon thanked everyone in attendance, including those participating online. She congratulated all the new appointees and expressed appreciation to Court Administrator Minor for her hard work. She spoke on the topic of civility and emphasized that it encompasses behavior as well as speech. She shared her perspective on the meaning

of civility and encouraged everyone to be mindful that comments made behind closed doors often become public.

Mayor Owens thanked the Council and staff, noting that the past few weeks have been highs and lows for the City and community. He reflected on the recent 9/11 observance and recognized Pebblebrook High School for their commemorative event.

Mayor Owens mentioned that he was recognized by the Georgia Democracy Center and The Carter Center with the Georgia Civic Excellence Awards at a ceremony held recently. He also highlighted other political and civic leaders who were recognized for their civic engagement. He shared a conversation with Jason Shepard, former Chairman of Cobb County DOP, about fostering productive disagreement within the community.

Mayor Owens mentioned his acknowledgment of Mableton Reads Day at SAE School, where he has the opportunity to read to preschoolers.

He reported that he has met with House ATL, a coalition of organizations advocating for affordable housing. They discussed hosting a larger housing symposium and proposed Mableton as the host city for their members' meeting.

He thanked the Consul General of Japan for Georgia and highlighted that the City continues to attract audiences beyond the state. He noted that the Official Georgia Language School has been located in the area for 51 years and expressed open arms for diversity and culture in Mableton.

Mayor Owens thanked everyone for attending, noting that it was a productive and historic meeting. He expressed appreciation for everyone's commitment to the City, as well as their civility and respect.

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 Herndon and seconded by Councilmember Jeffcoat to go 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 Auch and seconded by Councilmember Davis to close the Executive Session. The motion carried (Jeffcoat arrived late but indicated yes). Yeas: Davis, Oladapo, Auch, Ferguson, Herndon and Owens

18. ADJOURNMENT

Motion was made by Councilmember Oladapo and seconded by Councilmember Auch to adjourn. The motion passed 6-0. There being no further business, Mayor Owens adjourned the meeting.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk