CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
November 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 WORK SESSION MINUTES

1. CALL TO ORDER

Mayor Owens called the meeting to order.

2. ROLL CALL

City Clerk Hiott conducted the roll call. Councilmember Ferguson was absent. A quorum was present.

3. INVOCATION

City Manager Tanks led the Invocation.

4. PLEDGE OF ALLEGIANCE

Mayor Owens acknowledged the 250th anniversary of the Marine Corps. Councilmember Ferguson led the Pledge of Allegiance.

5. AGENDA ITEMS AND DISCUSSION

a. First Read - An Ordinance Setting the FY 2026 Regular Meeting Schedule - City Clerk Susan Hiott

Mayor Owens announced the item and provided clarification that this matter had already been approved via resolution. Per the Charter, it needs to be adopted via an Ordinance. City Clerk Hiott noted that everything was the same. She clarified the difference between locations for the work session versus the regular meeting. She noted the addition of a clause specifying that any required change of location can be changed via notification to the media. Councilmember Ferguson clarified that the holiday conflicts were addressed. City Clerk Hiott confirmed. City Clerk Hiott also noted the change of dates for the Spring Planning Conference. Councilmember Jeffcoat asked the reason for the change. City Manager Tanks explained.

b. Financial Reports - 1st Quarter Financials FY 2026 - Finance Director Karen Ellis

City Manager Tanks and Finance Director Karen Ellis led in a review of the 1st Quarter Financial Report. Highlights of the presentation included:

- City Manager Tanks explained the City is currently at 25% of its Fiscal Year.
- Revenues collected to date is 10% above where we projected.
- Expenditures - are 14.60% less than expected year to date.
- The City has gone from a cash basis to an accrual basis.
- Mr. Tanks referenced the revenues: franchise taxes, business occupational taxes, insurance premium taxes and license and permits.
- Interest rates are very good — at 261.38% above the interest rate amounts projected in the budget.
- Councilmember Ferguson asked about the frequency of the budget presentations, and City manager Tanks confirmed a report will be provided quarterly.

Finance Director Karen Ellis, presented additional information. The PowerPoint presentation is available in the agenda packet. Highlights of the presentation included a financial overview of the City's first quarter, including both revenues and expenditures through 9/30/2025. Ms. Ellis reported the City was at a great point. The City of Mableton Total Cash and Cash Equivalents $7,223,726. The Mableton Urban Redevelopment Agency-Total Cash & Cash Equivalents $2,491,469.

Finance Director Ellis pointed out:

- The revenues fluctuate throughout the year.
- Staff budgeted conservatively.
- The City has great interest rates.
- Expenditures - everybody is on target, and the budget is within 25% of the year, so the City is doing very well.

Other funds addressed by Finance Director Ellis:
-Tree Fund -funding quarterly through the General Fund. $160,000 was from General Fund to establish.
-Six Flags Special District Fund — this was just billed in September.
-Hotel/Motel Tax Fund
-Capital Projects Fund — is for assets over $10,000. There is a contingency in this fund.
-Urban Redevelopment Agency Fund

Questions followed.

- Mayor Owens inquired about the $375,000 hotel motel budgeted amount. He expressed that he thought that amount was low. He explained the reason he asked was because it could be an indicator of what was happening in the City. Director Ellis explained why the fund was projected conservatively. The trend shows we are trending higher than budgeted.
- Councilmember Ferguson asked for an explanation of why the insurance premium tax was not shown. He noted it was collected yearly. Mr. Tanks explained it is not in this one report. This report is for the first quarter ending September 30, 2025. It

will be in the second quarter.

- Mr. Tanks thanked Ms. Ellis and her team for their work.
- Councilmember Ferguson asked Ms. Ellis what she expected in the next quarter. Ms. Ellis Karen projected more revenue and fewer expenditures.
- Councilmember Ferguson asked about the expected franchise fees. The cable franchise fee will be a healthy amount. It was not budgeted for because it was an unknown amount.
- Councilmember Ferguson asked about several revenues that were paid in advance. Everyone is paid and tracked separately. Finance is tracking all revenues, including the hotels.
- Mr. Tanks explained that if staff sees trends of being over expenditure, staff will come back with a budget amendment. In January, staff will start making budget amendments. There could be increasing expenditure on buildings, because prices are going up.
- Councilmember Ferguson asked where the vehicles were shown in the budget. Director Ellis explained they were in the Capital Projects Funds. Additional discussion followed about the EV charging stations for the vehicles.
- Councilmember Jeffcoat asked what was in the expenditures — other financing uses category. Ms. Ellis explained that it included the transfer to the Tree Fund ($160,000), the transfer to the Capital Fund ($1.2 million), and to the URA for Debt Service ($750,000). All three add up to $2 million.
- Councilmember Ferguson asked how grants were shown in the budget. Ms. Ellis explained there were different ways. Some grants can be in the General Fund, but larger grants can be tracked separately.
- Councilmember Auch asked about the timeline for the audit presentation. Ms. Ellis stated they were on track right now, and expected a report in January.

Mayor Owens thanked Mr. Tanks and Ms. Ellis for the report.

c. First Read - An Ordinance Amending Chapter 14, Animal Control, of the City of Mableton Code of Ordinances - City Attorney Emilia Walker-Ashby

Mayor Owens announced the item and recognized City Attorney Emilia Walker-Ashby who explained that the County's Magistrate Judge has asked that all cities adopt the paragraph stipulating that the City adopts the County's Animal Ordinance. The Magistrate Judge has had confusion with cases regarding the issuing of citations under the different city ordinances. The City's Code will constitute the County Code. Adoption of the paragraph adopting the County's Code will provide more uniformity and efficiency.

Mayor Owens added that when the County makes any changes or updates to their Animal Ordinance, the County will notify the cities.

Councilmember Auch asked for verification of the paragraph. The paragraph was on page 11.

The City of Mableton hereby adopts the Animal Control Ordinance of Cobb County, being Chapter 10 of the Official Code of Cobb County, Georgia, as amended, as an ordinance of *the City of Mableton as if set forth herein in its entirety. Such ordinance shall be applicable and enforceable within the city limits of the City of Mableton. The governing authority of the City shall contract through an intergovernmental agreement with Cobb County, Georgia, for animal control within the City. This shall include enforcement of the Animal Control Ordinance of Cobb County within the City, and the Dangerous Dog Control Law as set forth in O.C.G.A. §§ 4-8-20 through 4-8-30. Any person who violates any provision of this chapter shall be punished as allowed by law. A violation requiring a citation shall be cited in accordance with Cobb County's adopted numbering structure. Such citations shall be adjudicated in Cobb County Magistrate Court as allowed in state law. The City waives the requirements of O.C.G.A. 15-10-153.*

City Attorney Walker-Ashby affirmed that this was the first read. The second read will be on Wednesday.

Mayor Owens asked for any other questions. There was none.

6. PRE REGULAR MEETING AGENDA REVIEW

Mayor Owens led in the general review of the November 12th Regular Meeting Agenda.

Review of items included:

- There was one public hearing, but it would be deferred to December 10th.
- 7 a - Mayor Owens commented about it being Day 41 of the government shutdown. There's not a lot the City can do directly. Some cities can do things but they are different. Some have authorities and provide utilities such as water. We could encourage County, but it looks like there may be an end to the shutdown. He stated he was going to pull the item from the agenda. We will continue to move on, will do was much as can do working with others. He will mention on Wednesday why the City isn't doing certain things. Discussion followed. Councilmember Ferguson opined that he didn't want to see it pull prematurely. The item is pending word from the Governor's Office.
- 7 b - The Financial Reports will be presented again.
- Mayor Owens named the items on the Consent Agenda.
- **Item e** -The City will be keeping stormwater maintenance agreements on the agenda for transparency and traceability.
- **Item g**. - was a service GMA provides. He has asked City Manager to look at all of GMA's many services. Finance Director Ellis recommended this one. Questions and discussion followed. Councilmember Ferguson asked to move the item to New Business. It was noted the percentage for revenue sharing was 50%. There is no expenditure. Mr. Hughes will work to get someone present or get a one-pager additional information.
- **New Business**
- **12 a** - Exercise the Redevelopment Powers - Economic Director Jones has presented this previously to Mayor and Council. Mayor Owens provided summary of the item. The item has been presented to Representative Cummings. She has it, and she will probably be the main sponsor. This is the only bill as far as a legislative priority that the City has.
- **12 b - Historic Preservation Ordinance**- Mayor Owens explained there are

discussions about the ordinance. There have been some emails about the existing Cobb Ordinance and concern about some of alignment of County and State law. items - want to make sure alignment betweenState and County. Councilmember Herndon asked if the attorney was getting actual cases from the County and would provide an update. Attorney Walker-Ashby stated they had met, had discussions, they are sending entire case file. She and Debora Blair are getting together. She will let Council know if she sees anything problematic. She stated she spoke with friends of the Concord Covered Bridge Historic District. Their preference is for the Council to adopt the State tenokate, She has asked City to go to State model. She will discuss privately after she sees the litigation files. Discussion followed. The item was pulled.

- **12 c** - adoption of the Council's meeting schedule.
- **12 d** - will be the second read of the amended Animal Control Ordinance.
- **12 e** - Retail Strategies Study Agreement - Director Jones has commissioned. Councilmember Auch asked if it was for for a specific parcel. She asked what area was covered. Mr. Hughes believed it covers the entire city. It is a one-year agreement that may extend for years two and three.

7. ANNOUNCEMENTS

None.

8. 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 needed.

9. ADJOURNMENT

Motion was made by Councilemmeber Jeffcoat and seconded by Councilmember Herndon to adjourn. The motion passed. There being no further business, the Mayor adjourned the meeting at approximately 8 p.m.

Dr. Michael Owens, Mayor	Susan Hiott, City Clerk