



CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
November 12, 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. Councilmember Ferguson was absent. All others were present. Quorum was met.

(Council Present: Mayor Owens, Councilmember Ron Davis, Councilmember Oladapo, Councilmember Keisha Jeffcoat, Councilmember Patricia Auch, and Councilmember Debora Herndon)

Finance Director Karen Ellis was sitting in for City Manager Tanks.

3. INVOCATION

Led by Council Member Davis.

4. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

5. APPROVAL OF AGENDA

Motion made by Councilmember Jeffcoat to approve the agenda as written. Councilmember Davis seconded the motion. City Clerk Hiott confirmed that the Historic Preservation Ordinance was already removed from the agenda. The motion passed 6-0.

6. PUBLIC HEARINGS

- a. **REZ2025-004 - 6851 Queen Mill Rd (Tax Parcel 1804050240) Applicant is seeking to rezone 4.0 acres from R-20 to R-15 for the development of seven (7) single-family detached homes - Community Development Director Michael Hughes**

Deferred by the Planning Commission on October 9, 2025 to their November 6, 2025 hearing. This item was deferred by the Mayor and Council to their

November 12, 2025 Public Hearing. The item will be deferred again until December 10, 2025 meeting.

Item deferred until December 10, 2025.

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

a. Comments and Updates Regarding the Impact of the Federal Government Shutdown - Mayor Owens

Mayor Owens emphasized that this is not about politics, but about people's lives. He acknowledged that this government shutdown has affected the lives of a number of people within the City. He stressed that every city is different in terms of structure and capability to assist its residents.

He stated that Mableton can take one of three approaches:

1. Marshal resources to provide assistance, 2. Work within the policies the City is able to enact, or 3. Pursue a legal approach.

Mayor Owens highlighted the local efforts and programs available to help those in need of food. He mentioned a recent conversation with the Governor's office and the County, to discuss assistance. Mayor Owens reported that he signed onto an Amicus Brief to urge the government to push forward with the SNAP benefits. He emphasized that the House is back in session and votes will be taken within the hour. He will continue to update the community as additional information becomes available.

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

Mayor Owens recognized Finance Director Karen Ellis, who provided the report. The report is available in the agenda packet for record. The presentation provided a Financial Overview of the City's first quarter (25%) of the fiscal year, from July-Sep.

Director Ellis presented the total revenue at approximately 1.4 million (10% of budget). She noted the reason it is below 25% is due to the City's audit, so the revenues collected in the 1st quarter were pushed back to the previous fiscal year. However, she confirmed that the City is on target for the expected collections.

She reported expenditures at approximately 2.3 million (a little under 15%.) She emphasized that the City is being intentionally fiscally conservative.

She provided an overview of the following (approximate numbers for % of the budgeted amounts):

City Revenues

-Franchise Taxes at 4% – payment is received quarterly and the City is on target

-Business & Occupation Tax at 4% – collection occurs in March

-Insurance Premium Tax at 0% – collected once a year on Oct 15th, will be seen in next quarter.

-Licenses & Permits at 30% – trending above budgeted estimates

-Interest at 261% – well above the projected interest rate in the budget.

City Expenditures

-Risk Management at 56% — liability insurance paid in full. She noted that this was budgeted high out of precaution.

Director Ellis reported on the City's cash position as well as for the Urban Redevelopment Agency. She reported that the total checking accounts plus investments was around approximately \$7.2 million and was earning interest in United Bank Money Market & Georgia Fund 1 (state pulled authorized investment). She reported that the total cash position for the URA was almost \$2.5 million.

She further detailed the revenues from the General Fund.

-She noted the Property Tax (TAVT) – represents vehicles, not property.

-She noted charges for services include special events hosted by the city and were budgeted conservatively.

-Transfers from other funds include hotel motel tax, which is the City's portion that comes from the hotel motel tax.

She further detailed the expenditures from the General fund.

-She noted that every department is below the projected 25% expenditure, noting that the city is being conservative and fiscally responsible with city funds.

Director Ellis provided an overview of the new City Funds:

-Tree Fund – funded by transferring one-quarter from the General Fund. No projects have been approved yet, so nothing has been spent.

-Six Flags Special District Fund – She noted that this is a new district/fund inherited from Cobb and the assessment was done in Oct, so it won't reflect in the collections until next quarter. She confirmed that the City kept the millage accessed by Cobb and targeted to collect approximately \$1.2 million.

-Hotel/Motel Tax Fund — includes the taxes on occupancy for Mableton Hotels and Motels. It is above the budgeted amount but noted that it is seasonal and an amendment to the budget can be made if necessary.

-Capital Projects Fund – includes mostly IT and fleet. She reported that most of the budget has been spent and will be reflected in next quarter's financials.

-Urban Redevelopment Agency Fund – includes mostly interest income and noted that the amount presented is going toward the principal and interest for the new 2025 bond issued.

Councilmember Auch asked for clarity on the occupation taxes being due in March. City Attorney Ashby-Walker noted that the March date is the final date before sanctions are issued.

8. APPOINTMENTS

None.

9. MAYOR'S RECOGNITION OF OUTGOING COUNCIL/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.

Recognition of Outgoing Council

Mayor Owens acknowledged two of the City's inaugural Councilmembers, Councilmember Dami Oladapo, District 2 and Councilmember Patricia Auch, District 4. He noted the end of their term tonight and recognized their public service to the City with passion, credibility and intention. He emphasized that the history of the City of Mableton will always carry their names as they have helped to lay the foundation for this City's legacy. He presented a Crystal Trophy of Recognition to both Councilmembers and photos were taken.

Councilmember Auch and Oladapo thanked everyone and stated that it has been an honor to serve and wished the new members the very best.

Public Comment

The following public comments were shared:

China Cardriche Clemmons presented her proposal for Power Public Schools for Mableton, which is a 6-12, early college AI empowered charter school. She expressed gratitude for support in her efforts. She wanted to provide an update on her efforts. She has built a team of 11 board members & 6 advisory board members, has raised 5 million for the school and has gained a lot of national recognition. She noted that she spoke in front of Cobb Schools to introduce them to her school, and they were excited. She encouraged that if anyone is interested in speaking in front of Cobb on behalf of the school please reach out.

Jolie Elder asked that the City set a precedent to honor the Councilmembers publicly that will establish the history of the council going forward and initiate a tradition that will reflect well on the City going forward.

Denny Wilson thanked Councilmember Auch and Oladapo for their service. She addressed the stormwater fee from the County. She has noted the increase in the water bill and expressed concerns about the potential increase in the stormwater fee in the future.

Lee Miller expressed appreciation to Councilmember Auch for her service to the people of District 4. He noted that she has performed duties as an elected official with respect, positive, polite, kind, diligent and keeping citizens informed.

Roy Wilcox addressed concerns about the Millgrove Vista Project on Floyd Road, and the rezoning for a high density development in a low density area.

Donte Philpot thanked the Council for their service. He commented about the heightened political times and the effects on the community. He suggested the role of a leader and taking accountability.

Rosie Turner recognized Councilmember Auch and the Inspection Department for their work in addressing her ongoing concerns about a gas station on Floyd Road. She noted that the issue had been resolved and thanked them for a job well done.

Chris Jones and Regina Nelson shared concerns about safety in their neighborhood

(Caldwell Park) due to the streetlights not working. She is asking for assistance in advocacy from the City and a governance process required by the City in new development communities.

10. CONSENT AGENDA

Mayor Owens introduced the item.

Motion was made by Councilmember Oladapo and seconded by Councilmember Auch to approve the Consent Agenda as written. The motion carried 6-0.

- a. Consideration and Approval of a Resolution Adopting the City of Mableton 2026 City Holiday Calendar**
- b. Ratification of Council member approved elevations - Sawmill Creek located near Maxham Road, PIN 18008700190.**
- c. Approval of October 22, 2025 Work Session Minutes**
- d. Approval of October 22, 2025 Regular Meeting Minutes**
- e. Approval to allow the Mayor to sign the stormwater maintenance agreement for the 6470 Mableton Parkway. Property is located in Land Lot 297, 18th District, Cobb County. PIN 18029700400**
- f. Ratification of Council member approved site plan and landscaping plan - Gas Station Expansion located at 124 Six Flags Pkwy, PIN 18060300020.**

11. UNFINISHED BUSINESS

None.

12. NEW BUSINESS

- a. Consideration and Approval of an Agreement with Georgia Municipal Association and the City of Mableton for collection of unpaid, escaped and delinquent privilege or occupational license taxes and fees from firms or associations transacting insurance business in the City**

Mayor Owens announced the item and recognized Deputy Community Development Director Tina Garver. Mrs. Garver noted that this item is an agreement with GMA to help collect insurance license fees. She noted that GMA will maintain 50%, but the City will make the first efforts in collection and this will cover the other revenue the City could not collect otherwise.

Councilmember Jeffcoat asked for confirmation on the 50%. City Attorney Walker-Ashby noted that GMA is open to negotiation, so she suggested approval in substantial form. She noted that GMA provides this service to many other cities in the state.

Motion made by Councilmember Oladapo and seconded by Councilmember Davis to approve the agreement with GMA and the City for collection of delinquent taxes and fees for firms or associations transacting insurance business and to negotiate in substantial form. The motion carried 6-0.

- b. Consideration and Approval of Resolution of the City of Mableton Requesting**

and Authorizing the City's Local Legislative Delegation to Introduce Legislation at the Regular 2026 Session of the Georgia General Assembly Authorizing a Referendum Election for the City's Exercise of Redevelopment and other Powers and for Other Lawful Purposes - Economic Development Director Artie Jones

Mayor Owens announced the item and recognized Economic Development Director Artie Jones. Mayor Owens noted it was fully backed after review from House Representative Cummings. Director Jones noted that the first step was the initial presentation to Council about redevelopment powers law. He continued to explain how the redevelopment powers law gave the City the ability to utilize future tax revenue from development in the City to fund infrastructure costs within a redevelopment area.

This was a second step to allow the City to sign a resolution to allow the local state legislators to introduce to the GA assembly legislation to adopt a development powers law. If approved by both the House and Senate, the Governor will then sign off in March, and it will be placed on a referendum for the community to vote on. This would utilize the developers' revenue for infrastructure rather than the general fund revenue, a great way to fund redevelopment in the community.

Councilmember Jeffcoat asked for clarification that this cost would be assumed by the developers for the infrastructure costs. Director Jones confirmed and explained the process, noting that it is better for the cost to come from the developer rather than the City's general fund.

Motion made by Councilmember Oladapo and seconded by Councilmember Herndon to approve the Resolution Requesting and Authorizing the City's Local Legislative Delegation to Introduce Legislation at the Regular 2026 Session of the Georgia General Assembly Authorizing a Referendum Election for the City's Exercise of Redevelopment and Other Powers and for Other Lawful Purposes. The motion passed 6-0.

c. Second Read - Consideration and Approval of An Ordinance Setting the FY 2026 Regular Meeting Schedule - City Clerk Susan Hiott

Mayor Owens noted that this has already been approved in resolution form but, per the Charter, needs to be approved in Ordinance format. He noted no changes.

Motion was made by Councilmember Herndon and seconded by Councilmember Jeffcoat to approve the Ordinance setting the FY 2026 Regular Meeting Schedule. The motion passed 6-0.

d. Second Read - Consideration and Approval of An Ordinance Updating Chapter 14, Animal Control, of the City of Mableton Code of Ordinances and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby

Mayor Owens announced the item and provided background. He noted that the City's Ordinance is Cobb County's Ordinance but largely stripped down. He also noted that the County will maintain the provision within the Ordinance and the City's Ordinance will reference the County's. The County has also committed to making sure the City is briefed on any changes or updates to their Ordinance.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Herndon

to approve the Ordinance Updating Chapter 14, Animal Control, of the City's Ordinances. The motion passed 6-0.

e. Consideration and Approval for Mayor to negotiate and execute in substantial form the Addendum and Professional Services Agreement with Retail Strategies for RFP 25-03 - Economic Development Director Artie Jones

Mayor Owens announced the item and recognized Director Jones. Director Jones stated an RFP was advertised publicly back in August via the Georgia Procurement Registry to assist with the City's retail growth, economic positioning and corridor activation strategy. This strategy will help the City to fill gaps in retail and increase tax revenues. The City received 2 bids and noted that staff recommended that the City contracts with Retail Strategies and provided reasoning, highlighting their relationships with the brokers of retailers as an added value to help assist with getting the City's desired retail into the City.

Director Jones opened the floor for questions. Mayor Owens asked Director Jones to provide more context for the term "leakage study." He explained it helps to identify how much money is being spent within the City vs. leaving the City. The goal is to utilize more income in the community to generate more general fund revenue and attract others from other communities to do the same. He noted that the contract with Retail strategies is for one year.

Mayor Owens acknowledged his support for this effort. Councilmember Herndon asked what the likelihood was that one year in contract would gain the information needed to move the City's retail forward. Director Jones responded that he feels that three years will be needed and explained why. Councilmember Herndon asked if the info could be used to encourage future business investments. Director Jones confirmed that is the exact goal and explained the intended strategy.

Motion was made by Councilmember Davis and seconded by Councilmember Jeffcoat to approve the Mayor to negotiate and execute, in substantial form, the Addendum and Professional Services Agreement with Retail Strategies for RFP 25-03. The motion passed 6-0.

13. OTHER BUSINESS/DISCUSSION

None.

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

None.

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

City Clerk Hiott provided an update on the City's codification of the ordinances. She noted that the City is in contract with Municode and there is a scheduled appointment to review the rough draft. She noted that the City could not go under contract until there were enough ordinances to start the project.

City Attorney Walker-Ashby requested an executive session concerning a real estate item.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember Davis expressed appreciation for Councilmembers Oladapo and Auch's service, dedication and sacrifice. He welcomed the incoming council. He expressed that it had been an honor to serve on the Inaugural Council.

Councilmember Oladapo acknowledged her last meeting as a Councilmember and congratulated the new Councilmembers and wished them success. She thanked the community and noted that it had been an honor to serve. She shared her most cherished moment of building this City up from the ground to see the City to date. She is excited to see what is to come and plans to remain a citizen and cheer on the City. She wished a Happy Thanksgiving and the rest of the year.

Councilmember Jeffcoat thanked those in attendance for the continued support. She reflected on the past two years as a Council noting that it has been both rewarding and challenging. She thanked Councilmembers Oladapo and Auch for their willingness to serve. She wished a Happy Veterans Day and thanked those who have served for their commitment and sacrifice. She expressed support for Chyna & Power Public Schools. She encouraged everyone to lend their voices in support of her initiative. She highlighted an upcoming winter coat and blanket drive hosted by District 3 and noted that there will be a box for donations at the City's Admin Office. She mentioned that the City's Senior Thanksgiving Luncheon is tomorrow and expressed the importance of honoring our seniors. She mentioned that there would be a Community Friendsgiving on Nov 19th, free for all. She highlighted an important conversation hosted by Rep Terry Cummings concerning mental health tomorrow. She reminded everyone that with everything going on, there is a lot to be thankful for. Lastly, she congratulated the two incoming Councilmembers.

Councilmember Auch reflected on her time as an elected official. She thanked everyone and expressed appreciation for the support for the City and her personally.

Councilmember Herndon thanked those in attendance and online for attending. She expressed her respects to Councilmembers Oladapo and Auch as fellow Councilmembers as well as friends. She noted the work they have done as the inaugural Council has set the stage for what's to come. She congratulated the two incoming Councilmembers. She wished everyone a Happy Thanksgiving and a safe holiday season.

Mayor Owens highlighted that this Council meeting is one for the history books. He noted that this is not a closing of a chapter but a progression of the City. She noted that Councilmembers Oladapo and Auch had set a bar and expectations. He emphasized, as a proud Marine, that Nov 10th marked 250th year anniversary for the Marine Corps and acknowledged Nov 11th for Veterans Day to all have served. He expressed gratitude. He looks forward to building the veteran community in the city as well as the senior community.

He highlighted the following:

The Sneaker Ball Gala hosted by the Hope Family Resource Center fundraiser on

Saturday.

-Efforts to take care of those that are in need by giving during these times. He highlighted a couple of ways for those who can give to do so.

-Food distribution on Saturday hosted by Atlanta Community Food Bank and noted that volunteers are needed.

-Senior Food Give Away in Marietta supported by Centre Well Marietta.

-He noted that his efforts to highlight small business Saturday allow for others to find new businesses in the City to help support revenue within the City and support small businesses.

He encouraged everyone to reach out to those who need help, encouraged everyone to stay warm and spend time with loved ones during this time. He thanked Councilmembers Oladapo and Auch for their service, thanked the staff, and welcomed incoming council elects Cassandra Brown and Michael McNeely. He looked forward to working with them as they come on board.

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 Auch and seconded by Councilmember Oladapo to enter into Executive Session for litigation, real estate, personnel and misc exemptions. The motion passed unanimously. Yeas: Davis, Oladapo, Jeffcoat, Auch, Herndon and Owens

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

18. ADJOURNMENT

Motion was made by Councilmember Herndon to authorize the Mayor to execute an agreement allowing tenants on City-owned property at or about 780 Concord Road through December 31, 2025, to vacate the property. Councilmember Jeffcoat seconded. The motion passed 6-0.

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

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk