



CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
December 10, 2025 at 6:30 PM

The Honorable Michael Owens, Mayor
The Honorable Ron Davis, District 1 Councilmember
The Honorable Michael McNeely, District 2 Councilmember
The Honorable Keisha Jeffcoat, Mayor Pro Tem/District 3 Councilmember
The Honorable Cassandra Brown, 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 6:40 p.m. He mentioned there was a previous December 8 Monday work session where most of the items were discussed.

Mayor Owens acknowledged and welcomed the two newest councilmembers Michael McNeely of District 2 and Cassandra Brown of District 4. This is their first regular meeting. There will be a swearing-in ceremony on January 6th.

2. ROLL CALL

City Clerk Hiott conducted the roll call. All councilmembers were present.

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

Led by Army Veteran and Councilmember Michael McNeely.

5. APPROVAL OF AGENDA

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

6. PUBLIC HEARINGS

- a. **REZ-2025-005 – 4470 Floyd Drive (Tax Parcel 19100100060) – Request to rezone a 0.5-acre parcel from R-20 to RD for the development of a duplex project - (Second Read) - Community Development Director Michael Hughes**

Mayor Owens recognized Community Development Director Michael Hughes who announced the item and then recognized Zoning Manager Chris Wheeler. Mr. Wheeler provided additional information about REZ 2025-005, 4470 Floyd Drive.

The application and presentation information are available in the agenda packet.

The presentation by Mr. Wheeler included:

- The applicant is Theodore Bullard, and he was present for the hearing.
- The applicant is requesting to rezone 0.5 acres from R-20 (Single-Family Residential) District to RD (Residential Duplex) District.
- The ariel photo was shown. Future Land Map was shown.
- Mr. Wheeler described the location and presented the proposed site plan.
- The proposed development will consist of 5,440 square feet for a residential duplex.
- A proposed elevation of the duplex was shown.
- The Zoning Ordinance criteria was shown.
- The Planning Staff Recommendation/Opinions were shown.
 - The Planning Commission additional stipulations were shown.
 - No short term rental (STR) uses are permitted on the subject property.
 - The garage shall not be converted or used as separate living space.
 - Three canopy trees for each unit shall be planted before Certificate of Occupancy will be issued.
 - Sidewalk, curb and gutter must be constructed; no payment in lieu is permitted as mentioned in DOT comments.
- Staff and Planning Commission recommend approval.

Mayor Owens opened the public hearing. He recognized the applicant.

Applicant Theodore Bullard came forward to the podium. He reported that he owned the property that was purchased in April 2022. He owns property behind it and has lived at 1118 Hisbiscus Way since 2019. He lives in the same community. He was Director of Boys and Girls Home on Floyd and Fontaine Road and now is a full-time professor at Kennesaw State University. He described why he believed the Rezoning is in a good location and provided affordable housing. He had a community meeting at the church near the location. He mentioned three conditional/stipulations items that he felt were overreaching. He named the HVAC location requirement, the no short-term rentals, and requiring three trees for each unit.

He was OK with the other conditions other than #7, #10, and #12.

Mayor Owens asked for public comment for anyone who approved the application. There was none

Mayor Owens asked for those in opposition. Those who spoke were:

Steve Jngk of the Mableton Improvement Coalition stated he had some caveats that were mentioned in the Planning Commission recommendations. He would like to see them all pass. He urged that the Planning Commission stipulations be approved.

Other opposition.

- Anita Hewitt of 1157 Parktown Drive, Concord Trails lives in the area where the applicant is expected to build the duplex. She commented about the community being zoned single family residential. She expressed concerns naming

incompatibility to an existing area that has a single-family zoning character and traffic and infrastructure.

- Ms. Milton asked that the City not allow the duplex to be a short-term rental.
- Latonya who also lived in the Parktown Drive area, expressed concerns about overburdening the area's infrastructure.

Mayor Owens asked if there was anybody else who would like to speak. There was none.

The applicant, Theodore Bullard, commented that the homes in the area were three-story town homes that have over fifty units compacted in an area. His home was on .17 acre. The multi-family townhomes affect infrastructure. He spoke about coaching the children in the neighborhood and understood the community was close-knit. His duplex has a shared wall that is a garage wall. He continued to explain how larger developments affect traffic and infrastructure. He pointed out that the townhomes have their dogs coming in his yard and the townhomes do not have trees.

Per questioning by Councilmember Herndon, Mr. Bullard stated he did not have the intention of doing short-term rental. He pointed out that every single homeowner can apply for a business license to have short-term rental.

From the record, Chris Wheeler named the stipulations that Mr. Bullard was in contention with:

7 — All mechanical equipment, HVAC units, and trash receptacles shall be located behind the structure and screened from public view with landscaping or solid fencing.

#10 — No short-term rental (STR) uses are permitted on the subject property.

#12 — Three canopy trees for each unit shall be planted before Certificate of Occupancy to be issued.

Questions followed:

- Councilmember Ferguson inquired about the reason for having three canopy trees before a Certificate of Occupancy was issued. Mr. Wheeler stated it is a common practice for developers to place canopy trees on single-family homes.
- Councilmember Brown referenced elevation 1 and 2 and asked which elevation would be approved. Mr. Wheeler clarified elevations 1 and 2.
- Councilmember Ferguson asked about the requirement for the HVAC location being behind the duplex. Following Mr. Wheeler's explanation that the duplex was on a corner lot and this is a standard requirement, Councilmember Ferguson opined that he did not think the stipulation was necessary.
- Councilmember Ferguson asked if there were any issues with the infrastructure. Mr. Wheeler stated Cobb County has approved and indicated there are not any issues with the infrastructure.

Mayor Owens closed the public hearing.

Motion was made and amended following an executive session by Councilmember Ferguson to approve REZ 2025-005 - (ORD 2025-12-01) with current stipulations omitting

#7 (HVAC units location), #12 amending to say at least one Canopy tree per unit and striking #10 (no short term rentals). (ORD 2025-12-01) Councilmember Herndon seconded the motion. The motion passed 7-0.

EXECUTIVE SESSION MOTIONS PRIOR TO FINAL VOTE OF THE MOTION:

Prior to the motion to approve REZ 2025-005, City Manager asked for an executive session to discuss the application briefly. Council went into executive session at 7:21 pm. The executive session was brief.

Motion made by Councilmember Brown and seconded by Councilmember Davis to go into executive session to discuss litigation, real estate and personnel. The motion was approved 7-0. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Owens, and Herndon.

Motion made by Councilmember Jeffcoat and seconded by Councilmember Herndon to close the executive session. Motion passed 7-0. Yeas: Davis, McNeely, Jeffcoat, Brown, Owens, Ferguson, and Herndon.

The executive session ended at 7:27 PM

b. REZ-2025-004 - 6851 Queen Mill Road (Tax Parcel 18040500240) - Request to rezine 4.0-acre parcel from R-20 to R-15 for the development of six (6) single-family detached homes - (Second Read) - Community Development Director Michael Hughes

Mayor Owens recognized Community Development Director Michael Hughes who announced the application. He asked Planning and Zoning Manager Chris Wheeler to present the additional background.

Mr. Wheeler led in the presentation that is available in the agenda packet.

- Applicant is Mr. Alexander Propp.
- The applicant is requesting to rezone 4.02 acres from R-20 (Single-Family Residential) District to R-15 (Single-Family Residential) District.
- The proposed development will consist of six (6) detached single-family lots.
- The photo was shown Future Land Use Map shown (low density).
- Aerial map and site plan was shown.
- The detention was pushed inward toward development. Originally there were 7 lots. After review, applicant revised to 6 lots.
- The applicant is also requesting a variance for the required 35-foot front yard setback.
- Proposed elevations were shown. Front Elevations must have at least 25 percent brick or stone.
- Zoning criteria was noted in the presentation.
- The applicant believes the current property topography makes the 35-foot setback unattainable and desires to have a front setback of 25 feet for all lots.
- The Zoning criteria were shown.
- There are thirteen recommendations. The Planning Commission Stipulations were

shown.

Mayor Owens opened the public hearing and recognized the applicant.

Civil Engineer Greg Scotchie and applicant Alexander Propp approached the podium. and provided additional information about the application. Mr. Scotchie explained the reason for the variance request from 35 feet to 25 feet. He described the sloping topography of the existing lots and the reason for the variance request. He asked the Council to approve the variance and rezoning. Mr. Propp expressed he was accepting all the stipulations from the Planning Commission and the staff.

Mayor Owens asked if there was anyone who would like to speak in favor of the application. There was none.

Mayor Owens asked if there was anyone in opposition to the application. There was none.

Mayor Owens asked Council if there were any questions.

Councilmember McNeely stated he was glad to see the additional stipulations added to the applicant. He addressed the language "no option fee in lieu of curb gutter and sidewalk for the development." Councilmember McNeely stated he does not want to see the option of, but would like to ensure the developer would take care of those items instead of someone else.

Motion made by Councilmember McNeely to approve REZ 20225-004, 6851 Queen Mill Road to rezone 4.0 acre parcel from R-20 to R-15 for the development of six (6) single-family detached homes. He amended the motion to include that the curb gutter and sidewalk are done and paid for by the developer. Councilmember Davis seconded the motion. The motion passed unanimously.

- c. REZ-2025-006 – Tax Parcel 18020100030 (Old Alabama Rd) and Tax Parcel 18025800020 (Cardell Rd) – Request to rezone 22 acres from R-20/OSC to RA-6 for the development of 101 single family detached homes - Community Development Director Michael Hughes**

Application to be deferred to the January 2026 Hearing.

To be deferred to January 2026. Applicant needs additional time to make plans.

- d. OZI-2025-004 - 2480 East-West Connector (Tax Parcel 19078800140) - Request to construct an accessory structure in excess of 1,000 square feet - Community Development Director Michael Hughes**

Mayor Owens recognized Community Development Director Michael Hughes who announced OZI 2025-004, located 2480 East-West Connector. Planning and Zoning Manager Chris Wheeler presented additional background.

The information and PowerPoint presentation is available in the agenda packet. Mr.

Wheeler presented:

- The applicant is AJM Mableton GA, LLC.
- The request is to amend the stipulations of rezoning case Z-104 of 1997 to vary outdoor display/sales area.
- The application originally showed 12025 sq. feet but there is an additional smaller portion shaded and another display area. The total acreage is approximately 31,950 square feet. Mr. Wheeler showed the areas and square feet of all the display areas. The outdoor display area is 12,025 square feet. The outdoor bullpen area is 10,750 square feet and the sidewalk display area is 9150 square feet.
- The property is the old Regal movie theater.
- The Zoning Map was shown, and the aerial map was shown,
- The stipulated site plan of 1997 was shown.
- The original proposed site plan was shown.
- The difference is the display areas.
- Reference was made to the revised site plan (November 4, 2025 Submission)
- The property shall be developed substantially in accordance with the revised site plan dated November 4, 2025.

Mr. Wheeler stated staff recommended approval of the requested amended site plan with the following stipulations (shown in the PowerPoint presentation and within the agenda packet with the corrected square footage of the display areas):

1. Revised Site Plan (November 4, 2025 Submission)

The property shall be developed substantially in accordance with the revised site plan dated November 4, 2025.

Minor modifications necessary for permitting, utility placement, life-safety, or engineering requirements may be approved administratively by staff.

Prior to the issuance of the certificate of occupancy additional landscaping may be required to screen display areas that are visible from Hurt Rd.

2. Outdoor Display Area - approximately 31,950 square feet. Mr. Wheeler showed the areas and square feet of all the display areas. The outdoor display area is 12,025 square feet. The outdoor bullpen area is 10,750 square feet and the sidewalk display area is 9150 square feet. The outdoor display area shall be approximately 32,000 square feet, as shown on the revised site plan.

No expansion of the display area shall be permitted without additional review and approval. Display items shall be limited to home and garden supply stores and shall be maintained in an orderly manner and shall not obstruct required landscaping, access aisles, or fire lanes. Applicant will provide a landscape buffer by the outdoor/display area along Hurt Road to shield it from public view, subject to staff review and approval.

3. Permitting Requirements

The applicant shall obtain all necessary permits for the outdoor display area and any associated structures, including but not limited to:

Building permits

Land disturbance permits (if applicable)

Fire marshal approvals

Sign or canopy permits (if applicable)

All improvements must comply with the City of Mableton zoning ordinance, development regulations, and building codes.

4. All Other Conditions Remain in Effect

Except as specifically modified herein, all prior zoning conditions and stipulations shall remain in full force and effect.

Mayor Owens opened the public hearing and recognized Counsel for AJM Mableton - Rural King, Mr. Chris Twyman.

Mr. Twyman stated Rural King was a national farm, garden, and home retail store, consisting of 174 stores in 17 states. There are two stores currently in Georgia located in Bainbridge and Waycross. A third store will be opening in Rome in March 2026. He named the goods sold. Mr. Twyman stated that the applicant was requesting a variance to increase the square footage for outdoor display and the ability to construct a bullpen.

Mr. Twyman explained how the City's code for display was 1,000 square feet. The applicant was asking to increase the square footage with the variance request. He explained that the total square footage with the inclusion of the bullpen goes above the 12,025 square feet in the original conditions list. The applicant agrees with all recommended conditions that referenced the revised site plan, which includes the 3 square footage areas. Mr. Twyman named aloud the outdoor display area of 12,025 square footage, the bullpen area of 10,750 square footage, and the sidewalk display area at 9,150 square footage. Originally in Condition Item #2, the presentation did not add them all together, but the square footage is on the site plan itself.

The applicant is asking for the variance to build the bullpen area because there is no adequate space to add on to the building. The bullpen will be fenced in and the one shown was an example. The applicant will work with the City on the fencing. There may be other landscaping to properly screen the areas from Hurt Road. AGM is prepared to meet all of those conditions. Mr. Twyman stated Bill Gregory of Rural King was available for any questions. AGM purchased the property and is taking steps to make improvements to the area. AGM is already cleaning up the area. Rural King will provide jobs and beautify the area.

Mayor Owens recognized William Gregory, representative of Rural King, who expressed his excitement for Rural King to be in the community. He reported Rural King was a growing company, and was willing to work with the City.

Mayor Owens asked for additional comment. Tre Hutchins, as a resident and not representing the school board, stated he posted an article about Rural King. He reported he received over 100 comments that overwhelmingly supported Rural King in the area. Mayor Owens asked for additional comment in support. There was none.

Mayor Owens asked for any speakers in opposition. Steve Jungk of the Mableton Improvement Coalition (MIC), stated MIC was in favor, but would like to see additional stipulations for the parking lot. He also asked if Rural King could clean up the parking lot, medians, and that the front facade be cleaned up and made nicer. Mayor Owens asked if there were anymore in opposition. There was none.

Mr. Twyman stated there was a facilities plan to improve the facade. He asked Mayor and

Council to approve the variance request. Mayor Owens closed the public hearing (7:55 pm). He asked if Council had any questions.

Questions and discussion followed:

- Councilmember Jeffcoat expressed appreciation for the community's feedback, and asked Mr. Gregory what peaked AGM's interest in the Mableton location. Mr. Gregory said AGM mainly was looking at a community to make better and expanding Rural King's business and thought the area was a perfect location for the store.
- Councilmember Herndon asked what would be happening in the reserved spaces. Mr. Gregory explained items such as flowers, seasonal outdoor items, mulch, lawn mowers, and other items used outside of homes.
- Councilmember Herndon asked about the appearance of the elevations. Mr. Gregory stated Rural King would keep the dome, and would be submitting a rendering to staff in the near future.
- Councilmember Ferguson referenced the type of equipment list and asked about the HP size. Mr. Gregory stated this location would include the smaller tractors. Mr. Twyman confirmed the plan for this location is to sell only the smaller units, 21-25 HP.
- Councilmember Herndon asked about the fencing options. Mr. Gregory explained there were other options.
- Councilmember Herndon felt there should be more screening for that area facing Hurt Road. Mr. Twyman stated the screening would be non-transparent. He showed pictures from his phone. There should be an approved stipulation for the fencing. He noted the condition: prior to the issuance of the certificate of occupancy, additional landscaping may be required to screen display areas that are visible from Hurt Rd.
- Councilmember Herndon reiterated that Council make sure to amend the HP stipulation section to 21-25 HP.
- Mr. Wheeler asked the square footage for display areas be approved at the square footage of 31,950 square feet.
- Councilmember Ferguson asked if the changed number changed the parking spaces for the handicapped.
- Councilmember Herndon addressed making the outside parking lot look better. Applicant stated they have not contemplated any changes to the parking areas. They will only construct the bullpen. There are no plans for construction of the actual parking area.
- Mayor Owens expressed he wanted cleanliness of the area. Although the applicant was not making upgrades to the parking lot, the City did expect cleanliness and maintenance and overall upkeep of the area. The applicant stated some fencing, patrolling, and signage were done. He named some other clean-up that had taken place. The applicant will make sure the property is clean and well-kept. Mayor Owens stated there are areas that need some improvement. The applicant stated there will be some aggressive and quick measures to help the property.
- Councilmember Ferguson asked if the application went before the Planning Commission. Mr. Wheeler stated the Council can only change stipulations, and these types of applications go straight to city council. Mr. Hughes explained there was a set of conditions approved when the case was approved by Cobb County in

1997. The applicant was asking to amend one of those stipulations.

Motion made by Councilmember Herndon and seconded by Councilmember Ferguson to approve OZI 2025-004 (2480 East-West Connector to approve the application to construct an accessory structure with the inclusion of the amendment to change the size of the equipment to 21-25 HP and to include the additional square footage for the display areas. The motion carried 7-0.

Councilmember Ferguson welcomed Rural King to the community.

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

8. APPOINTMENTS

a. Appointment of Code Enforcement Director by Mayor Michael Owens

Mayor Owens explained the nomination process for the Code Enforcement Director. There were a number of applications. Following review of the application, at the end of the day, one of the City's own employees, who was a previous Mableton supervisor, held more accolades and certifications. The Council had an opportunity to speak with Mr. Jerry Silver. He nominated Jerry Silver for Code officer.

Motion made by Councilmember McNeely to support the nomination by Mayor Owens. Councilmember Herndon second the motion. The motion passed 7-0.

Mr. Silver stated he had been doing the job for over 25 years. He provided additional information about his experience. He loved what he did and looked forward to serving. He is happy to be here. He recognized his wife and mother who were present to support him.

Mayor Owens noted as the city grows, the City continues to draw people from Metro Atlanta and the state. He thanked Mr. Hughes for helping to manage the department during the absence of a code enforcement director.

b. Board Appointments/Reappointments

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.

Public Comment:

- Monica Delancy of Riverside Rental Association congratulated District 2 and District 4 council and the new Code Enforcement Director. She spoke about apartment complexes. She addressed how the apartment issues started years ago and the history of the ownership turnover and maintenance issues.
- Jolie Elder encouraged the City to have a comprehensive tree program to plant trees, especially along major commercial thoroughfares.

- Sam Culbreth, Chairman of the Austell Community Task Force, spoke about the 25th Annual Holy Festival on Saturday, December 20th at the South Cobb Recreation Center, 10:00 a.m. - 2:00 p.m. He stated the organization needed donors and volunteers for the event. Other information will be on Facebook page.
- Teresa Morgan requested to be in the public comment from an email to the city clerk. She announced a new publication would be available, the *Mableton Monthly*. The information has been sent to Mayor and Council and Communications Department.

10. CONSENT AGENDA

Motion was made by Councilmember Ferguson and seconded by Councilmember Jeffcoat to approve the Consent Agenda. The motion carried unanimously.

- Approval of Communications Policies including: Presentation Communications, Approvals and Workflow, Consent Release, Limited Public Forum, Newsletter Policy, Photography and Filming Notice, Photo and Video Release Form, Records Management and Archiving, Social Media, Video and Photo Guidelines, and Website Content Policy**
- Ratification of Council member approved landscaping plans - Riverside Logistics located at 601 Riverside Pkwy, PIN 18087200010**
- Approval of November 10, 2025 Work Session Minutes**
- Approval of November 12, 2025 Regular Meeting Minutes**
- Approval of November 17, 2025 Special Called Meeting Minutes**
- Consideration and Approval of Resolution to Adopt FY 2026-2027 City Wide Fee Schedule**
- Approval of 2026 Mableton Planning Commission and Board of Zoning Appeal Meeting Calendars**
- Consideration and Approval of Resolution Adopting PTO New Hire Policy**

11. UNFINISHED BUSINESS

12. NEW BUSINESS

- Consideration of a Resolution Adopting the City of Mableton Interim Comprehensive Plan - Community Development Director Michael Hughes**

Mayor Owens announced the item and explained how the City was adopting the County's Comp Plan while Mableton was working on its own inaugural Mableton 2045 Comprehensive Plan. The Atlanta Regional Commission (ARC) requested that an interim plan be in place. Community Development Director Hughes asked Senior Planner Sunday Odudu to conduct a PowerPoint presentation about the Interim 2045 Comp Plan.

The presentation is available in the agenda packet and the Interim Comp plan is available on the website.

Questions and discussion followed the presentation. Mayor Owens reiterated that this was

an interim Comprehensive Plan, and Mr. Tanks explained how the City had taken Mableton related portions of the County's Comp Plan. Mr. Hughes explained that the adoption of the Interim plan allows the City to apply for grants. Mr. Tanks explained additionally how the interim plan was extracted from the County's plan and the various steps for adoption.

Mr. Hughes announced that the drafts of the inaugural Mableton 2045 Comprehensive Draft, from Grice Consulting, will be brought to the council during the first quarter of 2026.

Councilmember Jeffcoat commended Mr. Sunday for his presentation. She asked that the Council have the presentations ahead of time.

Motion made by Councilmember Davis and seconded by Councilmember McNeely to approve the Resolution Adopting the City of Mableton Interim Comprehensive Plan. The motion passed 7-0.

b. Second Read - Consideration and Approval of an Ordinance Amending the 2024-25 Spending Plan/Budget of the City of Mableton - Finance Director Karen Ellis

Mayor Owens announced the item noting the ordinance was a second read, and he recognized Finance Director Karen Ellis.

Finance Director Ellis explained:

The ordinance was a true up of the 2024-2025 Spending Plan. Last year the City adopted a spending plan which supported assumptions at that certain point in time. As the fiscal year progresses, variances may arise between what was planned to be received or expended and what has actually been received or expended. This amendment will provide for a true-up to what the City anticipated for FY 2025 and what has occurred through the end of the fiscal year. Because budgeting is not an exact science, this amendment is necessary to create a more accurate presentation of FY 2025. Large variances must be explained to both external auditors and the State Department of Audits. Amendments of this type are routinely made to adjust for actual outcomes. The exhibit in the packet was corrected and amended since the Monday work session. She named Revenue \$681,000 and Expenditures \$681,000 to make a balanced budget.

Director Ellis asked if there were any questions. Mayor Owens asked if anything had changed since the first read. Director Ellis stated nothing has changed since the first read except the totals.

Motion made by Councilmember Jeffcoat and seconded by Councilmember Brown to approve an Ordinance Amending the 2024-2025 Spending Plan/Budget of the City of Mableton. The motion passed 7-0.

c. Consideration and Approval of a Resolution Creating a Public Safety Special Service District - City Attorney Emilia Walker-Ashby

Mayor Owens announced the item. He explained since entering into an IGA with the County, the City has to have a way to pay for all public safety. The goal was to approve a special service district that would raise the necessary funds to pay for any and all public

safety for the City of Mableton.

He recognized Attorney Walker-Ashby who provided an additional explanation. The resolution would be the City's execution of its powers permitted under the Georgia Constitution to create a special service district. It would be the citywide special service for public safety enforcement. She cited language from the resolution of what the special service district would be: maintaining, enforcing, continuing, improving, providing and/or enhancing law enforcement and public safety services within the City, including public safety services authorized under Article IX, Section II, Paragraph III of the Georgia Constitution and/or 2) and constructing and maintaining facilities therefor. The funds would be limited to those services. Said district shall be known as the "Mableton Public Safety Special Service District" and/or "Public Safety SSD". The City already has the Six Flags Special Service District. This public safety SSD will be set up similarly. The assessment will be set by the leverage rate levied by the Council. This resolution creates the SSD, but the Council will set the mileage rate at a later date following discussions. There would be a potential town hall. When this comes back on the agenda, the public can make additional comments as well. A special fund would be established to make sure all monies received by the City pursuant to the legislation will be earmarked, set aside and not co-mingled with other city funds. It will be used exclusively for public safety for the City of Mableton. This item is related to some discussion with Cobb County, so if there is any detailed discussion which could involve litigation, she recommends discussing it in Executive Session.

Mayor Owens explained

This is similar to the process for the Six Flags Special Service District. The public safety SSD will be established, and the Council will come back together to vote on a specific millage. Before going forward with a millage rate, there will be a town hall to discuss specifically. It is important to move forward and come back in a timely manner to discuss further. This is a resolution to create and establish the SSD and will determine other mileage and exemptions at a later date.

Motion made by Councilmember Ferguson and seconded by Councilmember Davis to approve the Resolution Creating a Public Safety Special Service District.

Comments followed by Councilmember Herndon and Mayor Owens.

Councilmember Herndon explained the City was proposing to create a special service district for the entire city which would involve a tax for all residents. She addressed how it was stated in meetings that during the City being formed, the City would have the same taxes with better services. In her mind, people voted believing that what they are paying now would cover the same services. The reality, is that no one corrected that statement. The mileage in SSD is to pay for services to offer services. Now residents will have to pay additionally. It was important to say she has a problem, and in her mind, Mableton is being double taxed. She feels the citizens are not getting the best deal. We are in a situation where Cobb County has required Mableton to pay for police services. She is concerned about this, but at the same time, Cobb County requires the City to pay additionally for police services.

Mayor Owens commented about how Councilmember Herndon was heard and

understood. He referenced the resolution and information that are public documents. The Council will have a town hall to have further discussion. Council are dealing with where they are. He expressed he was not OK with this either. The Council does not want to levy taxes. Nobody is happy about the situation. His goal is to make the City better. The council are not talking about levying a tax that does not also affect the council. If the City had the option, Council would not be doing this at all. The City has had discussions with the County. All the City wants is better services. Mableton will be fiscally responsible and make sure citizens are aware. The City has to have an IGA and must have public safety. For the record, all are concerned. The City has to move forward in a responsible, transparent process.

The motion passed 7-0.

13. OTHER BUSINESS/DISCUSSION

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks asked for executive session. He later had an announcement about sustainable practices. He asked everyone to scan the QSR Code to take a survey about what residents would like to do for sustainability.

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

No comments.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Council wished everyone Happy Holidays. They announced details about district events and information about their districts. They expressed excitement about the upcoming 2026. Councilmembers McNeely and Brown were welcomed. Additionally, comments included:

- Councilmember McNeely spoke about what an honor it was to serve on the Council. He commented about how important it was for all to work together and commit, collaborate, and communicate. He looked forward to working with everyone.
- Councilmembr Jeffcoat spoke about the City employee appreciation dinner. She thanked all employees for their hard work.
- Councilmember Brown thanked all for attending and toughing it out to 9:00 pm. She thanked residents of District 4 for trusting her to represent them. It is a profound honor. She has an open door policy. She will have office hours in 2026. She commented about while holidays are a joyful time, at the same time for others it may not be so joyful. She offered the Georgia Access Line for assistance including mental health at 1-800-715-4225.
- Councilmember Ferguson echoed Councilmember Herndon's comments and stated the City would continue to fight to make sure whatever we are paying for, we are getting the best service. He encouraged others to use their voice.

Mayor Owens acknowledged all the staff members that were present. He thanked everyone for attending. He spoke about how much it meant for staff to attend. He sees dedication in the office day in and out. He thinks about all that the departments have accomplished so far. He commended City Manager Tanks for hiring great people. He is excited about staff.

Mayor Owens gave a shout-out to Emily Groth from the Sustainability, Waste and Beautification Department. The City now has Trees Atlanta planted in the city.

Mayor Owens referenced the recent TV coverage about Mableton housing. He commented about the City continuing to discuss housing and substandard housing. It is positive that the City was doing something about it. Mableton was no longer going to allow things that had plagued the city for decades to continue. He spoke about the seeds the City was planting. He asked everyone to keep believing and working with the City.

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 Jeffcoat and seconded by Councilmember Ferguson to go into Executive Session for litigation, real estate, and personnel at 9:18pm. The motion passed unanimously. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens

Motion was made by Councilmember Ferguson and seconded by Councilmember Jeffcoat to close Executive Session. The motion carried unanimously. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens (11:59 PM)

18. ADJOURNMENT

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

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk