



CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
January 6, 2026 at 6:00 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 FIRST TUESDAY PER CHARTER MEETING MINUTES

1. CALL TO ORDER

Mayor Owens called the meeting to order. He explained that the City Charter requires the City to hold an organizational meeting on the first Tuesday in January.

2. ROLL CALL

City Clerk Hiott conducted the roll call. Councilmember Herndon was absent. All others were present.

3. INVOCATION

Innvocation was led by City Manager Tanks.

4. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Councilmember Brown.

5. APPROVAL OF AGENDA

Mayor Owens explained that Executive Session was moved to Item 6, rather than the end of the agenda, to avoid interrupting the reception following the meeting. The expectation is that the session will be brief, followed by the swearing-in ceremony.

Motion was made by Councilmember Ferguson and seconded by Councilmember Jeffcoat to approve the agenda as written. The motion carried 6-0.

6. EXECUTIVE SESSION 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))

Mayor Owens noted that there is an overflow room that is open for seating with audio &

video available. He asked attendees to help make others aware of open seating around them.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember McNeely to go into Executive Session for litigation, real estate, and personnel. The motion passed 6-0. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, and Owens (6:19 pm.)

Motion was made by Councilmember Ferguson and seconded by Councilmember Brown to close the Executive Session. The motion carried unanimously. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, and Owens

Following Executive Session, Mayor Owens asked that a motion be made to move Item #7 Swearing In Ceremony to after Item #10.

Motion made by Councilmember Jeffcoat to move Item #7, Swearing In Ceremony, to after Item #10 Consent Agenda. Councilmember Ferguson seconded the motion. The motion passed 6-0.

7. SWEARING IN CEREMONY - OATHS OF OFFICE ADMINISTERED

a. Councilmember Michael McNeely - District 2 - Oath Administered by Cobb Superior Court Judge Sonja Brown

Mayor Owens announced the administration of the Oath of Office for Councilmember Michael McNeely, conducted by the Honorable Cobb County Superior Court Judge Sonja Brown. Judge Brown welcomed everyone and expressed her honor in being part of the occasion. She reminded Councilmember McNeely that the role he is assuming carries great responsibility, offering words of encouragement and urging him to serve in a way that leaves Mableton better than he found it. She then administered the oath, after which photos were taken. Mayor Owens congratulated Councilmember McNeely.

b. Councilmember Cassandra Brown - District 4 - Oath to be Administered by Cobb Superior Court Judge Kellie S. Hill

Mayor Owens announced the administration of the Oath of Office for Councilmember Cassandra Brown, conducted by the Honorable Cobb County Superior Court Judge Kellie S. Hill. Judge Hill reflected on her role in swearing in some of the City's inaugural Councilmembers and expressed her honor in officiating Councilmember Brown's swearing-in. She expressed confidence in Councilmember Brown's ability to serve and lead her district and shared words of encouragement. Judge Hill then administered the oath, followed by a photo session.

c. Councilmember Debora Herndon - District 6 - To be recognized - Oath to be Administered on January 28, 2026

Mayor Owens recognized Councilmember Debora Herndon on her re-election to District 6 and noted that she will be officially sworn in at the Regular Council Meeting on January 28th.

8. APPOINTMENTS

a. Appointment of Mayor Pro Tem

Mayor Owen explained that at the first meeting of the year, the Council appoints a Mayor Pro Tem to serve for the remainder of the year. The Mayor explained the appointment process. Councilmember Ferguson nominated Councilmember Davis, and Councilmember Brown nominated Councilmember Jeffcoat. Mayor Owens closed the nominations and conducted a vote.

The vote was as follows: Councilmembers Davis, Ferguson, and Mayor Owens voted for Councilmember Davis (3 votes). Councilmembers McNeely, Jeffcoat, and Brown voted for Councilmember Jeffcoat (3 votes). The votes resulted in a tie.

Councilmember Davis stated that it has been a great honor to be a part of the City and that he would like to continue the work. He noted his long-standing involvement in the community and expressed his desire to continue serving, including in the capacity of Mayor Pro Tem.

Mayor Owens consulted with the City Attorney regarding the appropriate steps to proceed. She encouraged Councilmembers who were inclined to change their vote to do so. Councilmember McNeely requested that both candidates be given an opportunity to speak regarding their qualifications. Mayor Owens considered the request and allotted five minutes to each candidate.

Councilmember Jeffcoat shared that she has held the position of Mayor Pro Tem for the past two years and brings over 30 years of experience in public service. Her career includes service in the military and the corporate sector, with leadership experience at all levels of the Army. She expressed her dedication to collaboration and consensus-building and affirmed that she will continue this focus while continuing to serve as Mayor Pro Tem.

Mayor Owens called for a new vote. The vote for Councilmember Davis was as follows: Councilmembers Davis, McNeely, Mayor Owens, and Ferguson — 4 votes. The required number of votes was met, and Councilmember Ron Davis was declared Mayor Pro Tem.

Councilmember Davis reiterated that he moved to Mableton in 1990 and that issues affecting residents also impact him directly. He stated that he looks forward to continuing to work with the Council and emphasized that he will always act in the best interest of the City.

b. Boards and Commissions Appointments

Mayor Owens announced the reappointment of Mr. Clyde Ward to the License Review Board. He noted that Mr. Ward is currently serving on the Board and that Councilmember Brown chose to reappoint him. As Mr. Ward was not in attendance, Mayor Owens deferred the reappointment to the January 28th agenda.

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.

Ms. Sheila Edwards expressed concerns regarding the procurement process for the Mableton 2045 Comprehensive Plan and the compliance of Grice Consulting Group. She is requesting a review and compliance audit of the entire procurement process and, if necessary, corrective action.

Ms. Kaniah Pearson introduced herself as the site coordinator for the Mentorship Academy, a free after-school program serving students in grades 3 through 12. She noted that the program has access to EPI Center resources and provides enrichment opportunities. She encouraged those interested to reach out and help spread the word.

Mayor Owens recognized the elected and appointed officials in attendance and offered an opportunity to speak, including:

- Cobb County Sheriff Craig Owens
- State Representative Terry Cummings - She took a moment to recognize those who were impacted by the insurrection in Washington DC on Jan 6, 2021.
- Superior Court Judge Sonja Brown
- Superior Court Judge Kellie S. Hill
- Cobb County Election Board member Reginald Turner
- District Attorney Sonya Allen
- Cobb County School Board member Tre Hutchins
- Council member of Powder Springs

Mayor Owens thanked them all for attending.

10. CONSENT AGENDA

Motion was made by Councilmember Ferguson and seconded by Councilmember McNeely to Approve the Consent Agenda.
The motion carried 6-0.

- a. **A Resolution Approving The Municipal Court of Mableton Fee Schedule**
- b. **A Resolution to Adopt a Records Retention Schedule for the Municipal Court of Mableton**
- c. **Municipal Court Smart Safe LOOMIS Safepoint Agreement**
- d. **Agreement for the Rendition of Services of Solicitor for the Municipal Court of Mableton, Georgia**
- e. **Approval of December 8, 2025 Work Session Minutes**

- f. Approval of December 10, 2025 Regular Meeting Minutes**
- g. Approval to negotiate, execute in substantial format a stormwater maintenance agreement relating to Riverside Logistics located in Land Lot 872, 18th District, 18087200010**

11. UNFINISHED BUSINESS

N/A.

12. NEW BUSINESS

- a. City of Mableton Community Development Block Grant (CDBG) entitlement status**

Mayor Owens introduced the item and announced that the City's Community Development Block Grant (CDBG) entitlement status has been approved and mentioned that plans are underway to move forward. He recognized Community Development Director Michael Hughes.

Director Hughes confirmed the approval from the U.S. Department of Housing and Urban Development (HUD) and outlined options for the City as a new entitlement community to participate in the program:

1. Managing the funds independently as a metropolitan city; or
2. Partnering with Cobb Urban County for one year to administer the funds.

Director Hughes introduced Dr. Kimberly Roberts, Manager of the Cobb CDBG Office, who was present to provide additional details and answer any questions from Council. He emphasized that the City must return a letter of intent to the County by January 8 and noted that the estimated amount of available grant funds is \$264,000.

Dr. Roberts stated that the City is included in Cobb County's 2026 allocation estimates. HUD has not yet provided an official allocation amount, but they anticipate receiving at least 70% of what was received in 2025. She explained that if the City chooses to enter into a cooperation agreement, the County can assist with administering the funds and managing the program. Dr. Roberts also outlined the various components of CDBG program management and described how Cobb County would provide support in those areas. She noted that Cobb County is in the final year of its current three-year agreement with HUD and is up for renewal. The County is offering the City the opportunity to be included in the next three-year agreement, noting that once the City enters into the agreement, it will be required to remain for the full term.

Dr. Roberts asked if there were any questions. City Manager Tanks asked if the management of the program would be done by an independent third party or the County. She confirmed that it is managed by a third-party firm, BlueLink Solutions, a quasi-department of Cobb County. She noted, however, that the County approves the allocations and funding through their finance department. She noted that she has been working with the County on the CDBG program for 20 years.

City Clerk Hiott reminded Council that they need to provide direction to Director Hughes on this item tonight. He reviewed the options again. He noted that staff recommends Option

2, which would allow the City to access the funds more quickly by utilizing the County's existing administration framework. Councilmember Jeffcoat asked if that was the only advantage, and he stated it was a compelling advantage.

Mayor Owens asked if the City is prepared to take this on in-house. Director Hughes replied not as of now. Councilmember Ferguson asked if the City would be ready in May when Cobb came back to ask for a final agreement. Director Hughes stated that in order for the City to manage this program in house, it would need to hire a CDBG coordinator on staff or contract a third party. He noted that the City of Marietta manages its own program with a single staff member, while all other cities rely on the County for program administration.

Councilmember Ferguson asked for clarification on what tonight's vote would authorize. It was explained that the vote would allow the Mayor to proceed with notifying Cobb County of the City's intent to enter a one-year agreement, utilizing the County's administration option for the CDBG program.

Motion made by Councilmember Ferguson and seconded by Councilmember Davis to approve a Letter to Cobb County for the County to Manage CDBG for one year. The motion carried 6-0.

13. OTHER BUSINESS/DISCUSSION

N/A.

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks congratulated the newly married staff members: Director Emily Groth, Advisor Lily Smith & Dr. Ashlee Houston. He extended a Happy New Year to all. He congratulated Councilmember Davis for his appointment as Mayor Pro Tem. He expressed appreciation to Councilmember Jeffcoat for her service as the previous Pro Tem. He welcomed the newly appointed Councilmembers McNeely & Brown.

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

No Comment.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember Davis wished everyone a Happy New Year and expressed his pleasure at seeing a full audience at the first council meeting of the year, noting it was a great way to begin. He noted that the community's willingness to come together and stay engaged speaks volumes and is what makes a city great. He expressed appreciation to the Council for the opportunity to serve as Mayor Pro Tem and recognized Councilmember Jeffcoat for her service in the role previously. Councilmember Davis acknowledged the January 6, 2021, insurrection at the State Capitol and honored the lives lost that day. He concluded by offering well wishes to everyone.

Councilmember McNeely thanked everyone for attending and stated that it is an honor to

serve. He encouraged residents to sign up for the Council and Mayor newsletters to stay informed. He highlighted an upcoming town hall he will be hosting with Councilmember Davis for Districts 1 and 2 to kick off the year 2026, scheduled for Tuesday, January 27, at Lions Club Drive. He expressed the desire to hear directly from residents.

Councilmember Jeffcoat thanked those in attendance and wished everyone a Happy New Year. She shared her excitement about the work ahead and the opportunities to continue building a strong city. She congratulated Councilmembers McNeely and Brown on their elections, as well as Councilmember Herndon on her re-election. She acknowledged January 6, 2021, noting that the nation witnessed an attack on democracy and emphasized the importance of leadership and a steadfast commitment to democratic principles. She reflected on her service as Mayor Pro Tem and extended her congratulations to Councilmember Davis on his appointment to the role.

Councilmember Jeffcoat reaffirmed her focus on leadership and her willingness to serve wherever she is most needed. She also highlighted the launch of individual newsletters for each Councilmember and encouraged residents to contact her if they experience any issues receiving her newsletter. She concluded by announcing her upcoming virtual listening session on January 13, where she looks forward to hearing from District 3 residents about their priorities and vision for the community.

Councilmember Brown wished everyone a Happy New Year and expressed her gratitude to her supporters who traveled to attend the meeting. She recognized those present from her district, including first-time attendees, and encouraged everyone to remain engaged. She mentioned an upcoming listening session she plans to host and encouraged everyone to sign up for her City newsletter. She emphasized that she takes her role very seriously and is committed to representing the interests of all residents in her district.

Councilmember Ferguson emphasized that negativity can only be driven out by positivity. He described Mableton as a light on a hill and celebrated the community focus within the City. He thanked the residents of District 5 for asking questions and encouraged everyone to continue to voice their opinions. He thanked Councilmember Jeffcoat for her service as Mayor Pro Tem and congratulated Councilmember Davis for his appointment and acknowledged his integrity and light.

Mayor Owens acknowledged the start of the new year and the exciting opportunities ahead for the City. He expressed confidence that the city will hit its stride this year as it continues to mature and things come into place. He shared that the City was awarded a \$240,000 "Safe Streets for All" grant from the U.S. Department of Transportation—one of only seventeen entities in the state to receive this funding. Mayor Owens recognized Councilmember Jeffcoat for her service as Mayor Pro Tem and welcomed Councilmember Davis into the role. He also acknowledged Founders Day for the Kappa Alpha Psi Fraternity, Inc., of which he is a proud member, and invited other fraternity members in attendance to stand and be recognized. He acknowledged District Attorney Sonya Allen for attending. He highlighted the start of the General Assembly session and stressed the importance of the City's involvement at the state level, noting that the City has established a list of legislative priorities. He also welcomed a new member of the Mableton/Cobb County delegation, Senator JaHa Howard. Mayor Owens thanked everyone for attending, expressing his appreciation for seeing the room filled, and encouraged residents to view

City meetings as a welcoming space to have their voices heard.

17. ADJOURNMENT - FOLLOWING THE MEETING, PLEASE JOIN US FOR CAKE AND REFRESHMENTS IN CELEBRATION OF THE APPOINTMENTS OF COUNCILMEMBERS MCNEELY (DISTRICT 2) AND BROWN (DISTRICT 4).

Motion was made by Councilmember Ferguson and seconded by Councilmember Jeffcoat to Adjourn. The motion passed 6-0. The evening concluded with a celebratory reception.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk