



CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
January 28, 2026 at 6:30 PM

The Honorable Michael Owens, Mayor
The Honorable Ron Davis, Mayor Pro Tem/District 1 Councilmember
The Honorable Michael McNeely, District 2 Councilmember
The Honorable Keisha Jeffcoat, 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 Pro Tem Davis called the meeting to order.

2. ROLL CALL

City Clerk Susan Hiott conducted the roll call. Mayor Owens was absent attending US Conference of Mayors. All others were present.

3. INVOCATION

Led by City Manager Tanks.

4. PLEDGE OF ALLEGIANCE

Led by Councilmember Jeffcoat.

5. APPROVAL OF AGENDA

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

6. OATH OF OFFICE ADMINISTERED TO REELECTED DISTRICT 6 COUNCILWOMAN DEBORA HERNDON BY MABLETON MUNICIPAL COURT CHIEF JUDGE CHE A. KAREGA II

Municipal Court Chief Judge Che A. Krega II administered the Oath of Office to District 6 Councilwoman Debora Herndon.

7. PUBLIC HEARINGS

- a. **REZ2025-009 - Tax Parcel 18039000110 (6671 Mableton Parkway) - Request to rezone a 2.33-acre parcel to rezone from R-20 to NRC for a commercial development. - Director Michael Hughes**

Open Public Hearing

Applicant and Speakers who are In Favor - 10 Minutes

Opposition - 10 Minutes
Close Public Hearing

Council Questions and Discussion

Mayor Pro Tem Davis announced the item and recognized Community Development Director Michael Hughes, who provided background information. He noted that the rezoning request seeks to change the zoning designation from R-20 (single-family residential) to NRC (neighborhood retail commercial). Mr. Hughes then introduced Senior Planner Sunday Odudu to present the details of the case.

Mr. Odudu reviewed the zoning case for 6671 Mableton Parkway and noted that the applicant was present. He presented the zoning map, future land use map (designated Medium Density Residential, MDR), aerial maps, and site photographs.

He provided a brief history of the property, noting that it was constructed in 1975 as a commercial structure (tax class C4) but has always been zoned R-20. A Certificate of Occupancy dated May 7, 1996, authorized business use as a hair salon. However, he stated the business did not renew its license in 2023. He noted that in September 2024, a new business license application for a grocery store was submitted and denied due to the R-20 zoning designation. Under the Zoning Ordinance, a nonconforming use is considered abandoned after 12 months.

He explained that the business was able to operate as a hair salon from 1996 through 2023 under grandfathered status. That status was lost when the business license was not renewed within 12 months, at which point the use was deemed nonconforming. Grandfathered status does not allow the transfer of a business license to a new applicant, resulting in the denial of the application.

Staff recommended denial of the rezoning request, as it does not align with the City's future land use designation. However, staff recommended approval of a temporary land use permit with conditions and recommendations, subject to renewal every two years as a means of mitigation. This case was presented to the planning commission for consideration, and their recommendations are included as well.

Councilmember Jeffcoat asked for clarity as to the reason for the suggestion of a temporary land use permit. Mr. Odudu explained that it was the most operable solution the staff could provide for the applicant. It will allow the applicant to continue to operate their business without changing the rezoning characteristics. She asked what would happen after the 2 years were exhausted. He explained that the applicant can request a renewal of the temp use permit.

The case was presented to the Planning Commission for consideration, and its recommendations were also included. Councilmember Jeffcoat requested clarification on the recommendation for a temporary land use permit. Mr. Odudu explained that it allowed the applicant to operate the business without altering the zoning designation.

Mr. Odudu presented the staff recommendations (details included in the presentation/record for reference):

1. **Restrict Prohibited Uses** – No automobile-related businesses or gas stations.
2. **Limitation of Commercial Use** – Use limited to neighborhood-serving retail.
3. **Restriction on Intensive Uses** – No high-traffic or extended night-hour operations.
4. **Detailed Site Plan** – Must be submitted for review and approval prior to any land disturbance or building permit and comply with all development standards.
5. **Preservation of Existing Structures (Interim)** – Structures shall be maintained to a high standard in compliance with applicable regulations.
6. **Demolition of Front and Rear Canopies / Removal of Existing Billboard (Time-Bound)** – Front canopy to be demolished within 2 years; billboard and metal canopy removed within 6 months of TLUP issuance. Failure to comply results in automatic denial of TLUP renewal.
7. **Enhanced Buffering** – Maintain or establish a minimum 25-foot undisturbed vegetative buffer along western, northern, and eastern property lines adjacent to R-20 zoning, supplemented with opaque fencing and additional evergreen plantings to achieve a 6-foot visual screen, subject to staff approval.
8. **Lighting Control** – All exterior lighting shall be full cut-off, directed downward and away from neighboring properties, in compliance with City lighting standards.
9. **Access and Circulation** – Utilize existing Mableton Parkway access points; modifications require Cobb DOT approval.
10. **Hours of Operation** – Restricted to 7:00 a.m. to 10:00 p.m., Monday through Sunday.
11. **Signage Plan** – Submit for review and approval; must be aesthetically compatible with surroundings.

Mr. Odudu also provided the Planning Commission with amended stipulations to include:

1. **Prohibited Automotive Uses** – No automotive-related businesses, CBD product sales, or gambling-related merchandise.
2. **Parking & Maintenance** – No overnight parking unrelated to the business; dumpster must be enclosed.
3. **Retail Restrictions** – No tobacco or vape sales.

Mayor Pro Tem Davis recognized the applicant and property owners, Mr. and Mrs. Rendell Johnson. Mrs. Johnson stated that they have operated a hair salon at the property since 1995, after purchasing it from Marathon Oil Company as a commercial property. She explained that she became aware of the R-20 zoning designation last year.

Mrs. Johnson further noted that her husband suffered a major accident, leaving her as his primary caregiver, which required the business to be placed on hold. She stated that she renewed her business license for 2022 and 2023, but not for 2024 because they entered into a contract. She explained that El Supo was the business entity that they entered into a contract with, and that their application for a business license was denied due to the R-20 zoning designation.

She emphasized that the business has always remained in compliance with Cobb County requirements. She stated that she is currently unable to operate the hair salon but fully intends to resume operations once her husband's health improves. She noted that she has been in Mableton since 1993 and wishes to remain part of the community and its growth. She also stated that they have already begun addressing several of the stipulations recommended by City staff and affirmed their intention to develop the property in a manner that contributes to the beautification of the City.

The following individuals spoke in favor:

Joyce Steele stated that the property is in limbo due to conflicting designations: city zoning is residential, while the County Tax Assessor, Water Department, and deed classify it as commercial. She requested that City zoning be returned to commercial to align with the deed, allow lawful use, and reconsider the revocation of the grandfather clause.

Theodore Bullard spoke about the significant financial burden being placed on family due to the stipulations in place. He expressed concern for the businesses that have been operating in this area for years.

Ingrid Wells stated that the owners have operated the business for over 20 years without issue and expressed frustration with the requirement to renew the land use permit every two years. She requested that permanent commercial use be granted.

Motion was made by Councilmember Ferguson and seconded by Councilmember Brown to extend speaking time on both sides by 5 minutes. The motion carried 6-0.

Denny Wilson indicated that she moved here in 1981 and remembers when the location was a Starving Marvin under commercial use. She encouraged the applicant to research when and why the zoning designation was changed. She also expressed her concerns about the vague board NRC designation.

Alana Freeman spoke in support of the owners, noting their positive contributions to the community, and asked Council to consider granting permanent commercial use. She also highlighted the financial burden of the proposed stipulations and the risk of future denial when seeking renewal.

Shelia Edwards stated that business owners should be able to operate as needed, provided their actions align with the intent and character of the community. She also expressed concern that the existing billboard should conform to the community's intended appearance.

Another resident stated she was unsure how the zoning misunderstanding occurred and spoke in favor of permanent commercial rezoning to avoid a two-year renewal requirement.

Roosevelt Duncan spoke in support and suggested permanent commercial rezoning, emphasizing that efforts should work with the owners, not against them.

No additional comments were made in support.

The following individuals spoke in opposition:

Steve Young spoke on behalf of the Mableton Improvement Coalition Zoning Committee in support of the Planning Commission's recommendations. He acknowledged that the applicant's proposed use is appropriate and has served the community well. However, he emphasized that zoning is determined by the property, not the applicant, and expressed concern about potential future ownership. He described neighborhood retail commercial (NRC) zoning as an intensive land use designation and stated that a temporary land use permit (TLUP) would be easier to track and manage per applicant. He ultimately encouraged adoption of the Planning Commission's recommendations.

Scott Starowicz, Founder and CFO of The SAE School located across the street, spoke on behalf of 400 families in support of the recommendations of the Planning Commission and the Mableton Improvement Coalition (MIC). He expressed support for denying the request for permanent rezoning while approving the Temporary Land Use Permit (TLUP) with conditions. He stated that his primary concern is the safety of the children and cited traffic flow along Mableton Parkway as a significant issue.

No additional comments were made in opposition. The floor was opened for Council comments.

Items brought up for discussion by the Council were as follows:

Councilmember McNeely stated that he has spoken with the applicant, residents, and school representatives. He emphasized that zoning decisions should be based on land use, not the applicant. He noted that the NRC designation is broad and expressed concerns about future ownership changes and the loss of City control once zoning is permanently changed.

He also acknowledged the potential burden of renewing the TLUP every two years with the uncertainty of approval as well as the associated financial requirements of the recommendations. He asked for clarification regarding the deed, and Mr. Odudu stated that under Georgia law, a deed cannot override a zoning classification or ordinance.

Councilmember Jeffcoat asked about the history of the property's R-20 zoning. Director Hughes explained that the property has been zoned R-20 since 1975 and that the zoning did not change after the City was established. He clarified that the C-3 or C-4 classifications mentioned are used by the County tax assessor's office and do not determine the property's land-use zoning.

Councilmembers Jeffcoat and Ferguson asked how previous commercial properties have been able to operate under R-20 zoning. They raised concerns about the time-lapse and the

expectation that owners will complete costly stipulations while unable to operate. Mr. Odudu clarified that owners have been given a compliance timeline of six months to two years, including billboard removal within six months and canopy removal within two years.

Councilmember Ferguson asked who operates and updates the billboard. Mr. Odudu and the owner stated that the owner owns and rents it out. Councilmember Herndon asked how the zoning conflict could be resolved, why a two-year renewal period was chosen, and whether continued commercial use could be allowed for the current owner while rezoning applies to future owners.

Mr. Odudu and City Manager Tanks explained that staff recommendations are based on the future land use map, zoning code, and adopted ordinances. City Manager Tanks noted that the Planning Commission often provides a more human-centered perspective in its recommendations. He emphasized that changes must be made at the Council level, not by staff, and that while staff can recommend a TLUP, rezoning is solely at Council's discretion.

Councilmember Jeffcoat suggested deferring the item to allow for further discussion. Director Hughes requested specific direction during the deferral, and Councilmember Jeffcoat explained it would allow review of the property's zoning history. Councilmember Davis agreed that a deeper discussion was appropriate.

Councilmember McNeely requested a clearer description of the NRC rezoning. Mr. Odudu explained.

Councilmember Brown confirmed that the property is zoned residential but taxed as commercial by the County. Mr. Odudu explained that all properties in the area, commercial or residential, are taxed as C-4. When asked about exceptions, he confirmed that none are on record.

City Attorney Walker-Ashby noted that under Section 5.03(3) of the zoning code, the Mayor and Council can grant a TLUP for any period. She recommended approval for four years to allow staff time for research, and the Council agreed this was reasonable,

City Attorney Walker-Ashby recommended a motion to approve staff's recommendation, modifying the renewal from two to four years. Councilmember Herndon asked for additional comments from the applicant, who stated that she has a 2003 deed restricting the property to commercial/industrial use and prohibiting residential use. She requested that Council look into the matter deeper and explained that the property is intended to remain a legacy in her family.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to defer this item to the next meeting. The motion carried 6-0.

- b. REZ-2025-010 - Tax Parcel 19083800130 (3710 Cedar Drive SW) - Request to rezone the subject property from R-20 to LRO for the development of an office building. Applicant requests to withdraw. - Director Michael Hughes**

Mayor Pro Tem Davis announced the item and recognized staff. Senior Planner Sunday

Odudu stated the applicant requests to withdraw without prejudice.

Motion to accept withdrawal by Councilmember Brown and seconded by Councilmember McNeely seconded the motion. The motion was approved 6-0.

- c. **REZ2025-008 - Tax Parcel 19115100080 (5080 Brookwood Drive SW) - Request to rezone 1.98 acres from R-20 to NRC for the development of a convenience store with self-service fuel; tenant spaces/units - Applicant is requesting Withdrawal without Prejudice - Director Michael Hughes**

Mayor Pro Tem Davis announced the item and recognized staff. Senior Planner Sunday Odudu stated the applicant requests to withdraw without prejudice.

Councilmember Ferguson asked why the words "without prejudice" were on the agenda. Community Development Director Hughes explained that was the request, but Council does not have to approve the words and the words could be removed. Councilmember Ferguson asked to amend the original motion to remove the language "without prejudice."

Motion as amended, Councilmember McNeely moved to accept the withdrawal (removing language "without prejudice" and was seconded by Councilmember Brown. The motion was approved 6-0.

- d. **TLUP2005-004 - Tax Parcel 18039100080 (245 Hunnicut Rd) Applicant seeking a temporary land use permit for a dog-sitting business. Item to be held for lack of advertising and other requirements / Staff Hold - Director Michael Hughes**

Mayor Pro Tem Davis recognized Community Development Director Michael Hughes who explained that the item is being held for advertising and other requirements.

Motion made by Councilmember Ferguson and seconded by Councilmember Brown to hold the item to a later date. The motion passed 6-0.

- e. **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. - Applicant request to deferral / Planning Commission Recommend Deferral - Director Michael Hughes**

Community Development Director Michael Hughes announced the application was deferred by the Planning Commission.

Motion made by Councilmember Ferguson to defer to a later date. Councilmember Herndon seconded the motion. The motion carried 6-0.

8. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

9. APPOINTMENTS

10. **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.

Those who spoke were:

- **Patriia Burns** stated she was from Minnesota and she was grieving the shooting deaths of Renee Good and Alix Pretti, a VA nurse. She asked Mableton to pass a resolution to keep ICE out of our community in support of immigrant friends and neighbors.
- **Monica Delancy** of We Thrive Riverside Association congratulated Councilmember Herndon on her reelection. She commented about the wonderful town hall meeting. She reported on the District 2 apartment complexes 50 evictions. She addressed how the apartments are sold over and over again and not keeping apartments up to code. She referenced negotiations from previous Commissioner Mike Boyce.
- **Denny Wilson** expressed her concern for the homeless. She has been checking on them. She provided samples of warming blankets and sleeping bags and announced prices. She encouraged people to scan a QR Code for family life restoration to buy more blankets and sleeping bags.
- **Phil Barnett** referenced his invitation to people to join him last night to sleep outside. He spoke about how the Family Life Restoration Center was taking care of the homeless. He referenced Denny Wilson telling what to do to help. There is an opportunity to speak with Family Life Restoration Center. He advised to take care of folks. Taxpayers run the show. District One is Pathway to success.
- **Michele Perry Walthour** stated she had been a resident of Cobb for over 30 years now. She asked when the Johnsons went to get their paperwork, the County deemed commercial. He was in awe. He asked staff to produce something that shows it has always been that. If there was a rezoning at 6671, where she came from, they post yellow zoning notices, and take pictures of them. She asked was that done in that area.
- **Jo Lohman**, South Cobb Regional Library Manager, provided announcements and updates on the South Cobb Library and other Cobb County programs.
- **Shelia Edwards** raised a concern about the City of Mableton lacking adequate policies and procedures for contract compliance, oversight, and accountability of public funds. She referenced to the Comp Plan contract with Grive Consulting Group.

11. CONSENT AGENDA

Mayor Pro Tem Davis announced the items on the Consent Agenda.

Motion made by Councilmember Ferguson and seconded by Councilmember Brown to approve the Consent Agenda. The motion passed 6-0.

- To review a summary of the appeal hearing conducted on December 9, 2025 for Plaza Package 2.0 d/b/a Plaza Liquor 2.0**
- Consideration and Approval of Addendum to Agreement to Vacate 780 Concord Road, Silver Comet Parcel) between Greg Totherow and City of Mableton**
- Approval of January 6, 2026 Minutes**

12. UNFINISHED BUSINESS

None.

13. NEW BUSINESS

- a. Consideration and Approval for Cobb County to Proceed with Recommendations for No Parking Zones along Both Sides of Alderman Trace and Installation of Street Light Districts for Avenbrook, Caldwell Park - City Manager Bill Tanks and Cobb County Department of Transportation Director, Drew Raessler, P.E.**

Mayor Pro Tem Davis announced the item and recognized City Manager Bill Tanks who provided background information. Mr. Tanks stressed that Ward Mills Farm was not in the city limits of Mableton. He reported that the County was requesting approval to proceed to place No Parking Zones along both sides of Alderman Trace and street lights for Avenbrook and Caldwell Park. City Manager Tanks instructed the Council to not include Ward Mills Farm wording in the motion.

Motion made by Councilmember McNeely to approve the placement of No Parking Zones (signage per packet info) along both sides of Alderman Trace and street lights for Avenbrook and Caldwell Park. Councilmember Brown seconded the motion. The motion passed 6-0.

- b. Consideration of Resolution to Pause Issuance of Alcohol Server Permits Pending Agreement or Alternative Lawful Use - Business License Supervisor LaMaya Edmonds**

Mayor Pro Tem Davis recognized Business License Supervisor LaMaya Edmonds. Ms. Edmonds provided background.

Ms. Edmonds explained the reason for the request for a temporary pause on the issuance of alcohol server permits in order to allow time for the City to evaluate and establish an appropriate agreement or identify an alternative lawful use consistent with City ordinances. The Community Development department has established a process to issue server permits utilizing the Georgia Applicant Processing Service (GAPS) process for background checks. This process, while compliant with the ordinance, has become cumbersome for staff and applicants. The pause would remain in effect until an agreement is formally established, or an alternative lawful solution is identified and approved, at which time the Mayor and Council may direct staff to resume permit issuance or take further action as necessary.

Mayor Pro Tem Davis asked for questions. Councilmember Brown asked what the solution would be and affirmed that it would take too long to go through the current process.

Councilmember Ferguson asked for clarification of the wording if the resolution, "until or unless an agreement is established with a police department or alternative solution is found." Ms. Edmonds stated the goal is to find a solution. Staff are working with the city attorney to find the best service. The City wants to make sure the best service is provided. Councilmember Ferguson clarified that people would still be able to operate even though they don't have the background check.

City Attorney Walker-Ashby explained that multiple jurisdictions exempt the server permit. The intent is not to exempt but to temporarily suspend the process. The reason is that the City was still in Service Delivery Strategy negotiations with the County. It is in limbo whether the County will provide the service or whether the City will pursue its own form of

law enforcement and marshals to facilitate it. Until the City confirms the logistics, the request is to temporarily pause the requirement. There are multiple jurisdictions that do not require this, so it is not uncommon for this not to be a requirement.

Ms. Edmonds added that the licensees are responsible for compliant operations. They have been and will be responsible for that.

Per Councilmember Ferguson's question for clarification, City Manager Tanks and Ms. Edmonds confirmed that the licensee will be issued their licenses. The background check requirement for an employee's pouring permit is requested to be temporarily suspended. Mr. Tanks and Ms. Edmonds reported there are now 101 licenses issued to establishments. City Attorney Walker-Ashby clarified that the individuals are still responsible for handling requirements by the State of Georgia.

Motion made by Councilmember Herndon to approve the Resolution to Pause Issuance of Alcohol Server Permits Pending Agreement or Alternative Lawful Use. The motion was seconded by Councilmember McNeely. The motion passed 6-0.

c. FIRST READ — Amending an ordinance updating Chapter 8, Buildings and Construction of the City of Mableton Code of Ordinances and Other Lawful Purposes — Jerry Silver, Code Enforcement Director

Mayor Pro Tem Davis announced the First Read Ordinance Amending Chapter 8, Buildings and Construction and recognized Code Enforcement Director Jerry Silver who provided background.

Comments by Mr. Silver included:

- Adoption of the International Property Maintenance Code (IPMC) I will give the same strength as the Building Code and Residential Code gives to new construction.
- Instead of adopting six different codes, the International Maintenance Code will provide uniformity.
- The IPMC will bring residential as well as existing commercial properties to the standards that the City of Mableton wants.
- The intent of the IPMC is to protect the public health, safety, and welfare of the City.
- The goal is that all buildings and properties are safe and sanitary.
- It will also maintain property values and addresses dilapidated buildings and reduce crime throughout the city.
- Tenants will have knowledge of the codes, so it will be in layman's terms.

Mr. Silver continued to summarize the ordinance. He stated two add-ons by amendments for the code is that staff was looking to change are how high the grass can grow in the city and how all of the heating units thought apartment complexes and rental properties must maintain a minimum of 68 degrees.

Councilmember Ferguson inquired about where was the sanitary environments code. That is within the IPMC. It requires owners must treat for rodents, sewer must work, windows

must work, etc. He asked why the ordinance specifically pulled out the weed and heat. Mr. Silver stated that was left up to the jurisdiction to adopt and amend.

Mayor Pro Tem Davis commented about conversations about the term "habitability" where there is no clear definition. Mr. Silver named items that must work at a property that must be safe and are working and habitual.

Questions and discussion followed about when Code Enforcement Officers can go into a property. If someone lives in a property, Code Enforcement can not go inside unless invited. If a property is vacant, Code Enforcement can go inside and can abate, make owners board up, require repair or tear down.

d. Consideration and Approval of Mayor to Negotiate and Execute in Substantial Form an Agreement between City of Mableton and CSC General Contractors, Inc. for Municipal Court Interior Renovation, 1245 Veterans Memorial Highway SW, Suite 30 - City Manager Bill Tanks and Chad Kastner of AEI

Mayor Pro Tem Davis announced the item and recognized City Manager Tanks. Mr. Tanks explained the reason for expediting the agreement and the urgency to getting the Municipal Court underway. City Attorney Walker-Ashby stated there were some additional matters to be worked out.

Mr. Chad Kaster of AEI stated he received two quotes from the builder's owner and CSC quote came in \$100,000 less than the other two bidders. Councilmember Herndon asked if there were areas for further negotiations. Mr. Tanks explained how the City was going back and forth with this build-out need for a few months. Procurement got involved and screened for final details. There should not be anything major to negotiate. The bid award for CSC is the lowest and most responsive. City Attorney Walker-Ashby asked the motion could include Mayor Pro Tem also for execution in substantial form.

Motion made by Councilmember Ferguson to approve that the Mayor and Mayor Pro Tem negotiate and execute in substantial form an agreement between City of Mableton and CSC General Contractors, Inc. for Municipal Court Interior Renovation, 1245 Veterans Memorial Highway SW, Suite 30. (Clerk's Note: The price in agenda packet's draft contract - \$721,089.17) Councilmember Brown seconded the motion.

Mayor Pro Tem asked if there was any discussion. There was none.

The motion passed 6-0.

14. OTHER BUSINESS/DISCUSSION

15. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks expressed congratulations to reelected Councilmember Herndon.

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

None.

17. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Mayor and Council thanked everyone for attending and encouraged residents to sign up for council's newsletters.

Other Council announcements and comments included:

- Councilmember McNeely thanked Councilmember Davis for collaborating for the first town hall of the year the previous night. There was great participation and feedback. He spoke about the speakers and the information that was provided. He thanked Mayor, City Manager, and staff that attended.
- Councilmember Jeffcoat had a point report, and it is available in the record. She addressed pedestrian safety and encouraged residents to slow down and to share Mableton as shared community space. She addressed the need for calming traffic measures. She reported on the virtual listing sessions. There will be another one on February 10, 2026.
- Councilmember Jeffcoat announced Litter Cleanup Days and spoke about caring for the community and recognized those that are assisting to clean up the community.
- Councilmember Jeffcoat announced details of a new housing development, the upcoming Mableton Day at the Capitol, the 2026 SPLOST renewal engagement meetings, and the upcoming joint town hall meeting on February 4th.
- Councilmember Jeffcoat encouraged residents to subscribe to District 3 newsletter. She thanked the Family Life Restoration Center for their work and encouraged residents to support non-profit organizations.
- Councilmember Brown announced details about the upcoming East West Connector Open House on January 29, 2025. She announced information about the Zoom call at 6:00 pm. by Department of Georgia Resources about the Compass Chemical Plant located at the corner of Buckner and Oakdale Road.
- Councilmember Brown commented further about our non-profit community partners doing important work and asked everyone to provide donations to those organizations.
- Councilmember Ferguson expressed excitement about the non-profit Cobb Collaborative wellness walk. The Discovery Park was getting some really cool murals focused on mental health. The wellness walk will be February 7th at 10:00 a.m. The Sustainability, Waste and Beautification Department can provide additional information. He too gave a shout out to Family Life Restoration Center and encouraged donations.
- Councilmember Herndon thanked those for watching the meeting online. She thanked Judge Che A. Karega for swearing her into office. She recognized her daughter who attended. She, too, reminded everyone of the Cobb D.O. T. meeting about East West improvements to be held at Connection Point Fellowship Hall tomorrow from 5:00 pm to 7:00 pm. She reminded everyone of the joint town hall on February 4th. She thanked all who voted for her.
- Mayor Po Tem Ron Davis gave a shout-out to Family Life Resources. He encouraged the community to support their efforts. He congratulated Councilwoman Herndon. He commented about the homeless crisis and how complicated the situation is. He remains hopeful that it is something that can be fixed. It takes the will, the vision, imagination, collaboration, and cooperation. He encouraged everyone to stay hopeful, and keep neighbors lifted in prayer. He

wished everyone a great night, stay warm, and to keep the faith.

18. 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))

None.

19. ADJOURNMENT

Motion made by Councilmember Jeffcoat and seconded by Councilmember McNeely to adjourn. The motion passed 6-0. There being no further business, Mayor Pro Tem Davis adjourned the meeting.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk