CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
February 11, 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 Owens called the meeting to order at 6:40 pm.

2. ROLL CALL

City Clerk Susan Hiott called the roll. All were present.

3. INVOCATION

Invocation led by Councilmember Davis.

4. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by City Manager Tanks.

5. APPROVAL OF AGENDA

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to approve the agenda as written. Councilmember McNeely noted that he had an item that he would like to be considered for the agenda. Mayor Owens indicated that a motion had already been made and therefore an amendment to the motion would be required.

Councilmember McNeely stated that negotiations with Cobb County remain an issue that needs to be addressed and emphasized the importance of fiscal transparency. He noted concerns about potential double taxation and expressed a desire to ensure that all options are carefully considered. Mayor Owens asked Councilmember Jeffcoat whether she wished to amend her motion; She indicated that she would not.

The motion carried 5-2. Councilmembers McNeely & Herndon opposed.

6. 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

Staff recommends deferral of this item to the February 25, 2026 Public Hearing

Mayor Owens announced the item and mentioned that staff recommended a deferral for the item. Mayor Owens asked Director Hughes if he had any additional comment on the item. He did not. The item will be deferred to the next meeting agenda on Feb 25th. The City attorney brought it to attention that this item had not been officially voted on before moving to the next item, so Council revisited this item and provided an official vote.

Motion was made by Councilmember McNeely and seconded by Councilmember Davis to defer the item to the February 25th meeting agenda. The motion carried 7-0.

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

This section was initially tabled until the recognizee and presenters arrived for both items 7a & 7b.

a. Proclamation Recognizing Arbor Day in Mableton 2026 - Mayor Michael Owens

Mayor Owens introduced the item and recognized Connie Ghosh, President of the North Metro Atlanta Chapter of the Georgia Native Plant Society. After reading the proclamation aloud, the Mayor officially designated February 20, 2026, as Arbor Day in the City of Mableton. He highlighted the significant contributions of the Georgia Native Plant Society before presenting the formal proclamation to Mrs.Ghosh. Mayor Owens concluded by thanking Mrs. Ghosh for her organization's dedication to environmental sustainability and highlighting its importance.

b. Mentorship Academy (MAATII) Presentation - Kaniah Pearson & Mona-Deen Supria

Mayor Owens announced the item and recognized Kaniah Pearson, Site Coordinator for Mentorship Academy, to deliver the presentation. The full presentation is included in the official record.

Ms. Pearson explained that the Mentorship Academy is a state-funded after-school program serving students in grades 3-12 in Cobb County. She outlined several opportunities the program provides, including academic acceleration, learning support, enrichment activities, a focus on physical wellness and nutrition, and family and community engagement. She also emphasized that the program is offered at no cost to participating students and families.

City Manager Tanks asked for clarity on the funding for the program. Ms.Pearson confirmed that the Boost program is state funded and the Upward bond program is federally funded.

8. APPOINTMENTS

a. Appointment of Parks Director

Mayor Owens introduced the item, noting that the Council had previously reviewed the candidate's resume and had the opportunity to meet with him. He formally nominated Travis Landrum as the City's Inaugural Parks Director and recognized Mr. Landrum, who was present in the audience.

Motion made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to accept the nomination of Travis Landrum as Parks Director. Motion carried 7-0.

Mr. Landrum approached the podium to express his appreciation for the appointment and his enthusiasm for this opportunity of growth and professional integrity. City Manager Tanks acknowledged Mr. Landrum's family, after which Mr. Landrum recognized his wife and daughters.

b. Board Appointments

Mayor Owens announced the reappointment Mr. Clyde Ward to the License Review Board by Councilmember Brown. He administered the Oath of Office to Mr. Ward and photos were taken.

Mayor Owens then announced the new appointment of Mr. Gerald Geeter to the Planning Commission. He administered the Oath of Office to Mr. Geeter and photos were taken.

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.

The speakers and topics for public comment included:

Monica Delancy expressed her gratitude to Code Enforcement Director Silver for visiting the community to address water access issues and welfare concerns. She noted that potholes on Premier Lane have been repaired due to funding from the Kings Bridge community members. Additionally, Ms. Delancy announced an upcoming career day at City View Elementary along with other community events. She concluded her remarks by sharing a quote in honor of Black History Month.

Yashica Marshall thanked Councilmember Jeffcoat and City Manager Tanks for their partnership in securing the city's first warming center via the Family Life Restoration Center.

Brenda Nash noted that she planned to advocate for filling Planning Commission vacancies but saw that the issue is already being addressed on tonight's agenda. She then took the opportunity to recommend Yashica Marshall as a qualified candidate for future openings.

Joyce Steele spoke regarding a 30-year-old local business facing zoning challenges related to a grandfather clause. She requested a correction to the issue, emphasizing the importance of City support for small business owners.

Leonie Johnson noted the deferral of her zoning case. She noted that the City of Marietta provided a one-time courtesy to businesses at risk, allowing them to remain operational under the grandfather clause. She requested the Council's consideration of preserving the business her family has established in Mableton over the last 30 years.

Denny Wilson expressed gratitude to those who donated warming materials to the Family Life Restoration Center, noting that the contributions helped serve 50 community members with supplies still remaining. She addressed the City's increasing homeless population, stating she has also expressed these concerns to the Cobb County Board of Commissioners. Ms. Wilson concluded by emphasizing that community development should be prioritized alongside economic development.

10. CONSENT AGENDA

Motion was made by Councilmember Ferguson and seconded by Councilmember Brown to approve the Consent Agenda. The motion carried 7-0.

a. **Ratification of Council member approved elevations - 601 Riverside Pkwy - PIN 18087200010**.

b. **A Resolution Updating the City of Mableton's Classification and Pay Plan and for Other lawful Purposes - Human Resources Director Jeanne Pope**

c. **Approval of January 28, 2026 Work Session Minutes**

d. **Approval of January 28, 2026 Regular Meeting Minutes**

e. **Consideration and Approval of Concept Design and Project Management Agreement (Mablestone Municipal Buildings Concept Design)**

11. UNFINISHED BUSINESS

N/A

12. NEW BUSINESS

a. **Approval of a Recycling and Waste Diversion Grant Agreement Between the City of Mableton and the Environmental Protection Division of the Georgia Department of Natural Resources - Sustainability, Waste, and Beautification Director Emily Ryan**

Mayor Owens announced the item and recognized Sustainability, Waste, and Beautification Director Emily Ryan, who provided a presentation. The presentation is available on record.

Highlights of the presentation included:
- The City has won a $50,000 grant from the environmental protection division through the solid waste trust fund.
- The City's funded project is a Household Hazardous Waste (HHW) Collection Event to

be hosted in the Spring.
- She shared the requirements for participation.

Councilmember Ferguson asked where the event would be held. Director Ryan responded that the location is still being determined.

Motion made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to approve a Recycling and Waste Diversion Grant Agreement Between the City of Mableton and the Environmental Protection Division of the Georgia Department of Natural Resources. The motion passed 7-0.

b. First Read - An Ordinance Updating Chapter 1, Article 1, General Provisions, of the City Code of Ordinances, Authorizing Interim Appointments to Boards, Commissions and Authorities; and for Other Purposes - City Attorney Emilia Walker-Ashby

Mayor Owens announced the item. Councilmember Herndon requested clarification regarding the 30-day vacancy period before the Mayor may make an appointment, specifically asking whether an extension could be allowed. Mayor Owens provided clarification. Councilmember Herndon asked whether approval of the appointee requires a majority vote or unanimous approval. Mayor Owens confirmed approval by a majority vote, not unanimous. Councilmember Ferguson inquired about the term of the interim appointment. Mayor Owens responded that the appointment would remain in effect until the respective Councilmember selects an appointee, noting there is no specific term.

c. Proposed 2028 Special Purpose Local Option Sales Tax (SPLOST) Project List - Community Development Director Michael Hughes

Mayor Owens introduced the item and recognized Director Hughes. Director Hughes stated that the Special Purpose Local Option Sales Tax (SPLOST) list had previously been reviewed during the work session and noted that one item—debt service—had since been added. He explained that this is the final-proposed list to be published for public input.

Director Hughes also recognized Luke of Croy Engineering, who was present to answer questions. Mr. Hughes then provided a detailed review of the proposed SPLOST Tier 1 and Tier 2 project lists.

Councilmember Ferguson noted that Tier 2 was not included in the agenda packet. City Manager Tanks stated that a final copy showing both Tier 1 and Tier 2 would be emailed to Council immediately. Mr. McNeely read the Tier 2 list aloud.

Mayor Owens summarized the totals as $97 million for Tier 1 and $28 million for Tier 2. He emphasized the importance of ensuring that the information is shared with residents and made available on the City’s website. He clarified that the vote on tonight would not finalize the list for referendum but would instead move the process into Phase II, which includes community engagement through surveys, open houses, and other outreach efforts. Luke provided an additional explanation regarding the intent of community engagement during Phase II. The City Attorney noted that the list may still be modified but this proposed list will establish the direction Council intends to proceed.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Herndon to approve the proposed 2028 Special Purpose Local Option Sales Tax (SPLOST) list. The motion carried 7-0.

d. Resolution of Intent and Application to the National Flood Insurance Program - Community Development Deputy Director Tina Garver

Mayor Owens introduced the item and recognized Deputy Director Garver, who provided background information. She explained that the City must submit a separate application from Cobb County.

She further noted that the National Flood Insurance Program allows residents to obtain flood insurance administered through Federal Insurance and Mitigation Administration (FIMA). The resolution affirms the City's intent to apply for participation in the program and to comply with all applicable FIMA guidelines and requirements.

Motion was made by Councilmember Brown and seconded by Councilmember Davis to approve the Resolution of Intent and Application for the National Flood Insurance Program. The motion carried 7-0.

e. Resolution of support for Livable Centers Initiative (LCI) application — Catalytic Study — Community Development Director Michael Hughes

Mayor Owens introduced the item and recognized Deputy Director Garver. Mrs. Garver stated that staff recommends the City apply for funding through the Atlanta Regional Commission under the Livable Centers Initiative (LCI) Program. The City intends to pursue a catalytic study for the central area of the City. The total project cost is $200,000, with 80% funded through the grant and a required 20% match if awarded. She noted that the LCI Program has helped guide many cities in downtown revitalization efforts.

Mrs. Garver explained that the City is eligible to apply due to a grandfathered LCI study adopted by Cobb County in 2001 and last updated in 2009. She noted the area included in the original study, as well as the expanded boundaries from the update in 2009. She stated that the new application will propose an additional boundary expansion aligned with the Comprehensive Plan and the City's goals. If approved, the designation would allow the City to pursue additional transportation funding for improvements identified within the study area.

Mayor Owens expressed his excitement about the opportunity. Councilmember Ferguson inquired about the competitiveness of the application process. Mrs. Garver stated that while the City has a strong application, approval cannot be guaranteed.

In response to Mayor Owens' question regarding timing, Mrs. Garver stated that the application will be submitted in early March, with awards expected to be announced later this year. She will provide estimated announcement dates to Council once confirmed.

Motion was made by Councilmember Brown and seconded by Councilmember Ferguson to approve the Resolution in support of the Livable Centers Initiative Application. The motion carried 7-0.

f. SECOND 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 Owens introduced the item and recognized Code Enforcement Director Jerry Silver, who provided background information. Mr. Silver explained that the International Property Maintenance Code (IPMC) establishes minimum standards to protect the health, safety, and welfare of City residents. The IPMC ensures that properties and facilities within the City meet required maintenance standards. He noted that the code may be amended as needed and outlines a process that allows property owners a reasonable opportunity to correct violations. If compliance is not achieved, penalties may be imposed. He emphasized that the primary goal is compliance.

Mayor Owens asked whether any changes had been made since the first reading. Mr. Silver confirmed that no changes had been made.

Councilmember Davis inquired whether enforcement actions were initiated by an initial complaint. Mr. Silver confirmed that they are, and added that code enforcement officers also intend to take a proactive approach to ensure the City is properly maintained and that violations are addressed.

Councilmember Ferguson questioned how staff could be proactive if they are required to be invited onto a property. Director Silver explained the enforcement process and how inspections are conducted within legal parameters.

City Manager Tanks added that Code Enforcement has discretion in carrying out its duties and reiterated that the objective is compliance. He further outlined the process for obtaining a warrant, if necessary, explaining that the City Manager would inform the Council before a warrant is pursued through the Court and Municipal Judge.

Motion was made by Councilmember Ferguson and seconded by Councilmember Herndon to approve the amendment of the Ordinance updating Chapter 8, Buildings & Construction of the Code of Ordinances. The motion carried 7-0.

g. Second Read - An Ordinance Amending Fiscal Year 2025-2026 Budget of the City of Mableton and for Other Lawful Purposes - Finance Director Karen Ellis

Mayor Owens introduced the item and recognized Finance Director Ellis. Ms. Ellis reported one change to the budget. She explained that existing discretionary funding for the Council and Mayor—totaling $145,000 for district improvements—has been reallocated. Of that amount, $120,000 has been moved into the Council budget ($20,000 per district), and $25,000 has been moved into the Mayor's budget. She noted that this was a lateral transfer from one department to another and did not increase overall spending.

The City Manager asked Ms. Ellis to explain to the public the purpose of the budget amendment. Ms. Ellis stated that the budget, adopted in June 2025, was based on certain assumptions at that time. The amendment is necessary to address unplanned expenses and align the budget with the City's actual revenues and expenditures. She provided an example.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Brown to approve the proposed budget amendment. The motion carried 7-0.

h. Consideration of Resolution Authorizing and Requesting the Local Legislative Delegation to Introduce Legislation for the Municipal Court of the City of Mableton to Assess a Technology Fee - City Attorney Emilia Walker-Ashby

Mayor Owens introduced the item and noted that it was included among the City's legislative priorities presented to the Cobb County Delegation. He explained that municipal courts are authorized to assess a technology fee on cases with convictions. The proposed fee would range from $5 to $20, with revenues deposited into a separate fund dedicated to public safety and court-related improvements. The City has requested a bill to support this effort. Mayor Owens stated that the delegation has accepted the request, and Council approval is now needed to allow the House to introduce the bill on behalf of the City.

Motion was made by Councilmember Ferguson and seconded by Councilmember Herndon to approve the Resolution Authorizing and Requesting Legislation for the City to Assess a Technology Fee. The motion carried 7-0.

i. First Read - An Ordinance to be Known as the Mableton Crown Act, Creating Article 3, Crown Act, of a New Chapter 15, General Offenses, of the City Code of Ordinances to Prohibit Discrimination Based on Protective and Cultural Hair Textures and Hairstyles and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby

Mayor Owens introduced the item and provided background on the proposed ordinance known as the Mableton Crown Act, which would create Article 3 of Chapter 15 (General Offenses) of the City Code of Ordinances. He then deferred to Councilmember Jeffcoat, who initiated the ordinance.

Councilmember Jeffcoat explained that the ordinance affirms the City's commitment to fostering a respectful and inclusive community by addressing discrimination based on natural hair in professional, educational, and public settings. She stated that the measure reinforces Mableton's dedication to inclusion and dignity for all residents.

She expressed appreciation to Terry Cummings and the City Attorney for their support and collaboration on the initiative. Councilmember Jeffcoat reiterated that this was the first reading of the ordinance.

13. OTHER BUSINESS/DISCUSSION

N/A

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks recognized Director Francois and the IT Department for their role in advancing the City toward "City of Excellence" status. He celebrated the City's ranking as a Top 20 National Smart City and gave credit to the IT department and the ongoing support from Mayor Owens.

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

No Comments.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember Davis expressed appreciation to the community for their engagement.

Councilmember McNeely encouraged support for the Mentorship Academy and for mental health initiatives, including Cobb Collaborative's Wellness Week. He mentioned a wellness walk in which he and Councilmember Ferguson participated, hosted by The Collaborative. He thanked all attendees for their involvement and encouraged continued engagement.

Councilmember Jeffcoat thanked attendees for their presence and encouraged greater community engagement. She expressed appreciation to everyone involved in opening the warming center and expressed hope for a long-term solution. She emphasized the importance of supporting individuals experiencing housing insecurity. She also announced upcoming District 3 litter clean-up days. Lastly, she highlighted leadership opportunities through the Cobb Chamber, including the Cobb Youth Leadership class, and mentioned that Leadership Cobb is currently accepting nominations.

Councilmember Brown thanked those in attendance. She shared that she recently met with Commissioner Sheffield and emphasized the importance of building strong relationships with other elected leaders representing the Mableton community. She announced that the traffic signal at Buckner Road is nearing completion and said she will continue to provide updates on its progress.

In recognition of Black History Month and its 100th anniversary, she provided a brief historical context about the origins of Black History Month. She highlighted a performing arts program at Pebblebrook High School on February 13 in celebration and encouraged community members to attend. Lastly, she noted an important discussion focused on black history taking place on February 17 at the South Cobb Library.

Councilmember Ferguson thanked those in attendance. He shared that he is developing a year-long calendar focused on mental health initiatives. He highlighted an upcoming fireside chat he would be hosting on Fontaine Road and provided information on how to register. He also promoted the Cobb Youth Leadership program, noting that eligible students must be sophomores. He emphasized the importance of educating young people about local government and how it operates. Finally, he inquired about entering executive session for real estate, litigation, and personnel matters, which Mayor Owens confirmed.

Councilmember Herndon expressed appreciation to those in attendance and acknowledged the eight participants joining online. She encouraged everyone to sign up for the Council and Mayor newsletters through the City's website and stay informed.

Mayor Owens asked the audience how many had received the recent mailer informing residents that they are within the City of Mableton limits and identifying their specific district and Council member. He noted that 11,000 homes and businesses in the City still do not have a Mableton address, which he acknowledged is an ongoing issue that he is still working to resolve with state senators and the local congressional representative.

Mayor Owens further emphasized that the Smart City Award recognizes the City of Mableton as one of the top 20 most technologically advanced cities in the nation, an honorable recognition. He acknowledged the efforts of the IT Department and highlighted the foundational decisions made early in the City's formation by himself and the Council regarding infrastructure. He thanked the Council for their commitment to staying at the forefront of innovation and technology. He noted that the direction they chose to take early on, saved the City more than half a million dollars and has now brought national recognition. He also shared that he would travel on March 11 to formally receive the award.

He shared that City representatives traveled to the Capitol to present the City's legislative priorities, which was well attended by the delegation. He noted that he would provide additional details at the February 25 meeting. He emphasized that the City is taking a proactive approach to state-level matters to help improve the quality of life for Mableton residents. He also stated that he serves as a state board member for the Georgia Municipal Association and was appointed to the Legislative Policy Council. He noted that the group has been meeting frequently to review and discuss upcoming proposed legislation that directly impacts municipalities.

He highlighted Mableton Day and recognized the Council, staff, business owners, and community members who participated. He also noted that Students Day at the Capitol will take place tomorrow, featuring the student government associations from Pebblebrook and South Cobb. He was pleased to share that the youngest members of both the Senate and House will be available to speak directly with the students.

Finally, he thanked residents for attending and expressed gratitude for their role in the City's journey.

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 Ferguson and seconded by Councilmember Herndon to go into Executive Session for litigation, real estate, and personnel. The motion passed unanimously at 8:28pm. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens

Motion was made by Councilmember Herndon and seconded by Councilmember Ferguson to close Executive Session at 11:53pm. The motion carried. Yeas: Davis, McNeely, Jeffcoat, Brown, Herndon. Mayor Owens and Councilmember Ferguson were on their way back to the dais but indicated they were in favor of ending the Executive Session.

18. ADJOURNMENT

Motion was made by Councilmember McNeely and seconded by Councilmember Brown to adjourn. The motion passed 5 - Yas & 2 - Away from the dais. There being no further business, the meeting adjourned at approximately 11:55pm.

Dr. Michael Owens, Mayor	Susan Hiott, City Clerk