



CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
February 25, 2026 at 5:15 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 WORK SESSION MINUTES

1. CALL TO ORDER

Mayor Owens called the meeting to order at 5:39 p.m.

2. ROLL CALL

City Clerk Hiott conducted the roll call. All were present except Councilmembers McNeely and Brown who were attending mandated training for new councilmembers. A quorum was present.

3. AGENDA ITEMS AND DISCUSSION

a. Verkada Security System Installation and Licensing Agreement with Knine All Systems, Inc. for Mableton Municipal Court Background and Recommendation - IT Director Frantz Francois

Mayor Owens announced the item and recognized IT Director Frantz Francois who provided background.

Highlight of his presentation:

- The Verkada security solution was for the Mableton Municipal Court.
- The City also uses Verkada currently in another building. Knine is the company recommended that carries the Verkada system.
- The design and installation plan was shown.
- Explanation followed about the location of doors, placement of cameras and other security devices such as panic buttons.
- There are 22 surveillance cameras, access control for twelve secured doors, an intrusion alarm system with motion detectors and courtroom panic buttons. There is a centralized monitoring and management via the Verkada Command Platform.
- Verkada is used by Fortune 500 companies.
- The price of the low voltage Verkada System by Knine All Systems is \$88,509.38.
- The one-year annual licensing agreement is \$9,817.76.

Questions and discussion followed:

- Councilmember Jeffcoat asked questions about what was included in the price. Mr. Francois explained the cost included installation and equipment. The equipment will belong to the City. If anything happens to the devices in the next year or two, the company will replace them.
- Councilmember Jeffcoat expressed her concern that the City follows the procurement process and remains competitive and does not show partiality towards a specific company. She asked for details of the procurement process. Mayor Owens recognized Finance Director Karen Ellis and/or the Purchasing Manager, Pearl Alexander, to respond to the question. Finance Director Karen Ellis explained how the City did have a procurement process. Staff wanted to look at continuity and compatibility with other devices throughout the City buildings. The City used the single source process. When staff received the quote, staff negotiated with them to come down on their price so that the City could continue services with them.
- Mayor Owens commented about negotiations with entities such as Knine, agencies can do a five-year deal to get more of a discount than with a one-year deal. IT Director Francois explained that the agreement does show one year, but it will be renewable every year for five years.
- Questions continued about the year and model cameras and other equipment, including the location of the cameras.
- Questions followed about having a maintenance contract and the process of software updates. IT Director Francois will get additional information about the maintenance contract. He provided an explanation of how the software updates occurred.
- Mayor Owens inquired about the physical security and the single-door public entrance shown in the drawing, noting there was not a way out. IT Director Francois explained that Court Administrator Mallory Minor had the Sheriff's Department to visit and review the court layout. He explained with the different checks and balances between the contractor, the architect, the fire marshal, and the sheriff, that the single door entrance was noticed and has been addressed. Another drawing with changes could not be ready in time for the meeting.
- Councilmember Ferguson asked for clarification of the location of the dome cameras. Explanation followed.

There being no more questions, Mayor Owens continued to the next agenda item.

4. PRE REGULAR MEETING AGENDA REVIEW

Mayor Owens led in review of the regular meeting agenda.

City Manager Tanks commented about some steps being taken to improve the agenda process.

Items with special notation:

6a - Alliance Industrial, is requesting approval to rezone a 21.55-acre parcel located on Oak Ridge Commerce Way from Mobile Home Park (MHP) to Light Industrial (LI) to allow for the development of a 300,000-square-foot warehouse/distribution center - this item is recommended for deferral.

6b - REZ 2025-006, located at Old Alabama Road and Cardell Road, request to rezone 21 acres from R-20/OSC to RA-6 for the development of 94 single-family detached homes - this item is recommended for deferral.

11a - REZ 2025-09 - 6671 Mableton Parkway - request to change the zoning designation from R-20 to NRC - There was discussion about the status of the item on the regular agenda, whether the item will be discussed or deferred again. Councilmember Jeffcoat asked about the two-year temporary land use and if four years could be considered. Since the City Attorney had not arrived yet, this will be discussed at the regular meeting.

Mayor Owens provided a general overview of the other items.

5. ANNOUNCEMENTS

None.

6. 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.

7. ADJOURNMENT

Motion made by Councilmember Ferguson and seconded by Councilmember Herndon to adjourn the meeting. The meeting adjourned at 6:14 p.m.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk