



CITY OF MABLETON, GEORGIA

Riverside EpiCenter

135 Riverside Pkwy, Austell, GA 30168

March 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.

2. ROLL CALL

City Clerk Hiott conducted the roll call and a quorum was present.

3. INVOCATION

Invocation was led by City Manager Tanks.

4. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Councilmember McNeely.

5. APPROVAL OF AGENDA

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

6. PUBLIC HEARINGS

None.

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

a. Proclamation in Recognition of Government Finance Professionals and Government Finance Professionals Week March 16-20, 2026

Mayor Owens explained the significance and purpose of issuing proclamations. He then read the proclamation being presented, officially declaring March 16–20, 2026, as Government Finance Professionals Week in the City of Mableton.

Mayor Owens acknowledged Finance Director Karen Ellis, Deputy Finance Director Denise Lowe, Purchasing Manager Pearl Alexander, and Revenue Manager Latisha Gunn, who were present to receive the recognition. Director Ellis also recognized Finance Analyst Raushanah Johnson, who was unable to attend. The finance team introduced themselves, and photos were taken.

Mayor Owens stated that it is a priority for the City to ensure its finances are in order. He affirmed that the City remains a qualified city and recognized the Finance team for their work in accomplishing this. Members of the Council came forward, and additional photos were taken.

Mayor Owens added an acknowledgment that was not on the original agenda.

Mayor Owens acknowledged State Senator Jaha Howard, a member of the Georgia General Assembly. He briefly explained the composition and role of a local legislative delegation. State Senator Jaha Howard then came forward and shared a few remarks.

Senator Howard stated that he was happy to be part of the delegation representing Mableton. He emphasized that the State of Georgia has its eyes on the City of Mableton and that the city is on the map. He noted that the state recognizes excellence in the City's leadership and that Mableton is open for business. Senator Howard added that it is a pleasure to serve the community. He also mentioned his virtual town hall scheduled for Saturday, March 14, and encouraged residents to attend in order to stay informed.

8. APPOINTMENTS

a. Boards and Commissions Appointments

Mayor Owens reported that Councilmember McNeely is recommending Kim Blunt to represent District 2 on the Planning Commission.

Motion made by Councilmember McNeely and second by Councilmember Ferguson to appoint Kim Blunt to the Planning Commission. The motion passed unanimously.

Mayor Owens administered the Oath of Office and photos were taken. He acknowledged the work of the volunteers who serve on these boards and commissions on behalf of the

City without pay.

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.

Monica Delancy wished a happy birthday to her daughter, Briana Perkins. She also invited everyone to attend the Renters' Rights Summit on March 22 and provided details (a flyer was provided to the Clerk's Office). She shared that Cobb County holds eviction court on Fridays and discussed the high caseload, emphasizing the reality of the housing crisis.

Michael Murphy acknowledged the significance of Women's History Month and recognized the women serving on the Council. He also echoed Senator Howard's remarks regarding the City of Mableton. Additionally, he stressed the importance of providing excellent customer service and noted concerns regarding the quality of service being received from the City.

Briana Perkins, Chief of Staff to State Representative Terry Cummings, shared remarks on the Representative's behalf regarding the ICE moratorium item presented on the agenda for consideration. Rep Cummings expressed strong support for the moratorium and noted the concerns being raised across the nation.

Mayor Owens expressed appreciation for the public comments and encouraged residents to continue sharing their thoughts, noting the support of both himself and the Council.

10. **CONSENT AGENDA**

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

- a. **Ratification of Council member approved elevations - Brookwood Mixed Use located at 3753 Austell Rd, PIN 19085500050**
- b. **Approval of February 25, 2026 Work Session Minutes**
- c. **Approval of February 25, 2026 Regular Meeting Minutes**

11. **UNFINISHED BUSINESS**

None.

12. **NEW BUSINESS**

- a. **First Read - An Ordinance Amendment Updating Chapter 12, Solid Waste Management, of the City of Mableton Code of Ordinances - Sustainability, Greenspace, and Beautification Director Emily Ryan & Code Enforcement Director Jerry Silver**

Mayor Owens introduced the item and recognized Sustainability, Greenspace, and

Beautification Director Emily Ryan and Code Enforcement Director Jerry Silver, who provided background and additional details. Director Ryan noted that she and Director Silver had previously presented the item to Council during the Monday work session.

Director Ryan explained that the item was an ordinance amendment to add an article addressing scrap tire enforcement, along with three efficiency improvements to the solid waste open market program. These improvements include updating contract terms to ensure consistent, universal language; implementing annual complaint tracking to support enforcement efforts; and removing the decal requirement.

Director Silver expressed his excitement for the ordinance, noting that it allows the City to take additional action toward achieving compliance. Mayor Owens asked whether Code Enforcement would proactively visit tire shops to confirm compliance. Director Silver confirmed that the ordinance includes proactive inspections of tire shops to ensure proper disposal practices. He also noted that the request will be to increase the fine amounts for illegal dumping.

Mayor Owens expressed his support for moving the item forward, noting that it aligns with the Council's goal of taking steps to address this major issue within the City. He acknowledged that this was a First Read.

b. Consideration and Approval of two voting delegates for the Cobb Municipal Association - City Clerk Susan Hiott

Mayor Owens introduced the item and provided background, noting that the City is a member of the Cobb Municipal Association. He then opened the floor for nominations. City Clerk Hiott indicated that Council had previously discussed the two representatives who would serve as the voting delegates for the CMA on behalf of the City.

Motion was made by Councilmember McNeely seconded by Councilmember Ferguson to approve Councilmembers Jeffcoat and Brown as delegates for the Cobb Municipal Association. The motion passed unanimously.

c. Second Read - An Ordinance Implementing A Temporary Moratorium within the City of Mableton on the Change of Use, Establishment, Expansion or Development of Immigration Detention Centers and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby

Mayor Owens introduced the item and provided background, highlighting the support of State Senator Jaha Howard and State Representative Terry Cummings. City Attorney Walker-Ashby noted that minor changes had been circulated to Council at the last meeting and that no further changes have been made since.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Davis to Approve an Ordinance Implementing A Temporary Moratorium within the City of Mableton on the Change of Use, Establishment, Expansion or Development of Immigration Detention Centers and for Other Lawful Purposes. The motion passed unanimously.

13. OTHER BUSINESS/DISCUSSION

None.

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks expressed pride in the City's recognition as a Top 20 Digital Smart City. He noted that skilled finance teams are in high demand and acknowledged the excellence of the City's finance team. He thanked the Mayor and Council for their efforts in recognizing the accomplishments of the finance team.

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

No comments.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember Davis highlighted a scholarship program offered to two seniors in select counties by LGE Credit Union. He provided details on the scholarship and the application process, and thanked everyone for attending.

Councilmember McNeely welcomed Kim Blunt to the Planning Commission on behalf of District 2. He also highlighted the City's Spring Planning Conference and recognized the efforts of City staff in organizing the event.

Councilmember Jeffcoat expressed appreciation for the City's employees and echoed the sentiments regarding the City's Spring Planning Conference. She mentioned Military Appreciation Day on March 25 at the Capitol and provided details, encouraging all veterans to attend. She congratulated the Pebblebrook High School basketball team for advancing to the Georgia Classic State Championship games and encouraged community support. Lastly, she acknowledged the contributions of women in history, in the City and in her life.

Councilmember Brown acknowledged International Women's Day and Women's History Month, recognizing the women in her life who have encouraged and inspired her. She highlighted the City's Movie Night on March 20 in celebration of Women's History Month and encouraged community attendance. She also shared remarks regarding the ICE detention center moratorium, emphasizing that the issue is not political but focused on protecting the City.

Councilmember Ferguson shared a tribute in honor of International Women's Month, acknowledging the women in his life, City staff, Council members, and other women leaders in the community. He highlighted his upcoming fireside chat on mental health and another community event, "Paint a Mural & Grab Lunch," scheduled for March 18. The mural, hosted in partnership with Paint Love and funded by a grant from the Cobb

Collective, will eventually be displayed at Discovery Park. He also mentioned a ribbon-cutting event on March 31 and encouraged the community to stay tuned for details.

Councilmember Herndon acknowledged Councilmember Ferguson’s tribute and expressed appreciation to everyone in attendance, as well as the twelve viewers online, for their support.

Mayor Michael Owens shared the award given to the City for the recognition as a 2026 Top 20 Smart City. He noted that he recently attended the Smart City Conference with City Manager Tanks and IT Director Francois to accept the award. He emphasized that the City’s primary focus as a Smart City is to stay current with efficient and effective services in a cost-effective manner. He also highlighted that the City has an advantage as a newer municipality, allowing it to innovate without being constrained by legacy practices. He emphasized the honor of standing alongside major cities—shoulder to shoulder at the conference. He added that a primary focus of the City has been building a strong foundational infrastructure, resulting in an award-winning environment.

Mayor Owens recognized the contributions of women across the City, with a special acknowledgment of City Attorney Emilia Walker-Ashby. He thanked her for her dedication and hard work since the City’s inception in helping establish its operations. He also stated that he plans to remove the “interim” designation from her title at the next meeting and will bring the item forward to Council.

Mayor Owens addressed the issues of illegal dumping and homelessness in the City. He noted that, when considering more stringent laws, it is important to protect people’s dignity and respect private property. He emphasized that the City is taking a strategic approach to these challenges and stressed that homelessness is not a crime. He encouraged the community to help meet local needs with compassion.

Mayor Owens discussed the moratorium on detention facilities, stating that it is not political in nature, but rather just, necessary, and reasonable. He explained that the moratorium allows the City time to fully understand potential impacts and conduct thorough research before moving forward. He thanked the Council for their support on the matter. Lastly, he expressed appreciation to those in attendance, and acknowledged the need for an Executive Session.

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 Brown to go into Executive Session for litigation, real estate, and personnel. The motion passed unanimously. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens (7:39 pm)

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to close Executive Session. The motion carried unanimously. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens (9:02 pm)

18. ADJOURNMENT

Motion was made by Councilmember Ferguson and seconded by Councilmember Brown (everyone) to adjourn. The motion passed unanimously. There being no further business, Mayor Owens adjourned the meeting at 9:03 p.m.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk