



CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
March 25, 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 6:37pm.

2. ROLL CALL

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

3. INVOCATION

Led by Councilmember Ron Davis.

4. PLEDGE OF ALLEGIANCE

Senator Rhett, a proud Airforce veteran, led in the Pledge of Allegiance.

5. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

a. Reading of State Resolution 600, Recognizing and Commending the Mableton Mayor and City Council - Presented by Senator Rhett of the Senate 33rd District

Mayor Owens commended Senator Dr. Michael Rhett as a long-term champion of the South Cobb community, noting that he has served with dignity and honor. Mayor Owens thanked Senator Rhett for his dedicated service. He invited Senator Rhett to share a few remarks.

Senator Dr. Rhett acknowledged the Mayor and Council for their efforts in building both a legacy and a city. He highlighted the collaboration between State Representatives and the City in passing the municipal court technology fee and Tax Allocation District bills. He also recognized the Council's achievements, emphasizing that building a city from scratch is not an easy task. He presented the Resolution and read it aloud. Photos were taken.

Mayor Owens thanked Senator Rhett for coming out and presenting this resolution to the Council, noting the effort had been in the making in earlier days. Mayor Owens emphasized that someone is always watching and thanked all the State Representatives

involved in advancing the resolution on behalf of the City, Mayor and Council.

6. APPROVAL OF AGENDA

Motion was made by Councilmember Ferguson and seconded by Councilmember Herndon to approve the agenda with a modified amendment to move Item 12A after Executive Session. Motion approved 7-0.

7. PUBLIC HEARINGS

- a. REZ-2026-001- 0 Lynne Ciricle (18015600490) Request to rezone from R-20 (Single Family Detached) to RD (Residential Duplex) for duplex development. - Applicant requested withdrawal. Director Hughes**

Mayor Owens announced the item and recognized Director Hughes, who reported that the City had received a formal request from the applicant to withdraw, and the staff found that the request was in order.

Motion made by Councilmember Ferguson and seconded by Councilmember McNeely to accept the withdrawal of REZ 2026-001, 0 Lynne Circle. The motion passed 7-0.

8. APPOINTMENTS

- a. Reappointment of Carl Valenzano to the Planning Commission**

Motion made by Councilmember Brown and seconded by Councilmember Ferguson to reappoint Carl Valenzano to the Planning Commission as the District 4 representative. Originally appointed by Councilmember Patricia Auch, Mr. Valenzano is now being reappointed by Councilmember Cassandra Brown to continue representing District 4. The motion passed 7-0.

Mayor Owens administered the Oath of Office to Mr. Valenzano. 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.**

Monica Delancy recapped the Renters Rights Summit, expressing appreciation to attendees and presenters. She noted participation from all six districts. She announced an upcoming youth pedestrian safety event on Sunday, March 29.

Brianne Perkins announced two upcoming community events hosted by State Representative Terry Cummings and noted that flyers were provided. She shared that Representative Cummings would host a virtual community conversation on Bill 406 in partnership with Senator Donzella James. She also highlighted a Family Fun Day scheduled for May 16 at Sweetwater Creek Park, held in conjunction with former State Representative

Roger Bruce.

She concluded by highlighting key accomplishments from the legislative session, which ends April 2, including the passage of HB 1213 (Mableton Redevelopment Powers Referendum) and HB 1452 (Mableton Municipal Court Technology Fee Bill), recognition of the Sonic Edge a cappella group from Pebblebrook High School, and the participation of over 100 JROTC students from Pebblebrook and South Cobb High Schools at the State Capitol.

Sam Culbreth spoke on behalf of the Austell Community Task Force, inviting everyone to their next meeting at South Cobb Rec Center on April 6. He also highlighted Commissioner Sheffield's District 4 Earth Day cleanup on Saturday, March 28, noting that the Riverside Community Garden will be one of the focus areas.

Patricia Burns represented the Friends of the Concord Covered Bridge and discussed the group's mission to beautify the bridge's entrances and showcase the historic landmark. She noted that the Georgia Trust for Historic Preservation selected the bridge and surrounding sites for its upcoming Spring Ramble. She outlined the beautification plans and emphasized the need for community support.

Jo Lahmon reported on the success of the book sale and prom swap, expressing gratitude for the donations and volunteer support.

Mel Keyton introduced himself and expressed his interest in helping the City with development.

Olivia Clemmons chose not to speak in person, but City Clerk Hiott read her statement expressing concerns about the homeless encampments on Fontaine Road.

Mayor Owens thanked everyone for attending and sharing their comments.

10. CONSENT AGENDA

Mayor Owens reviewed the agenda's consent items for consideration.

Motion made by Councilmember Brown and seconded by Councilmember Davis to approve the Consent Agenda. The motion passed 7-0.

- a. Approval of March 9, 2026 Work Session Minutes**
- b. Approval of March 11, 2026 Regular Council Meeting Minutes**
- c. Approval of March 6-8, 2026 Planning Conference Minutes**

11. UNFINISHED BUSINESS

N/A

12. NEW BUSINESS

- a. Consideration and Approval of Resolution Updating the City Attorney's**

Classification and for Other Lawful Purposes -Mayor Michael Owens

This item was moved after the Executive Session. A motion to approve was made after the Executive Session.

b. Second 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 announced the item and asked if there were any substantial changes since the First Read. City Attorney Walker-Ashby and staff indicated there were none.

Motion made by Councilmember Ferguson and seconded by Councilmember Brown to approve the Second Read — An Ordinance Amendment Updating Chapter 12, Solid Waste Management of the City of Mableton.

Mayor Owens asked if there were any questions. There were none. The motion passed 7-0.

c. First Read - An Ordinance Amending the Year 2026 Council Regular Meeting Schedule by Adding another Monday Work Session and for Other Lawful Purposes - City Clerk Susan Hiott

City Clerk Hiott addressed the proposed changes to the Council's 2026 meeting calendar. There were concerns about the April 6 and April 8 meeting dates due to Cobb County's School Spring Break. This was a First Read and no action was taken.

13. OTHER BUSINESS/DISCUSSION

N/A

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks recognized the dedication and hard work of City staff. He acknowledged Court Administrator Minor for receiving a scholarship from the Georgia Council of Court Administrators for a professional development program. He also recognized the new Parks and Recreation Director, Travis Landrum, for his immediate commitment to the City by attending the Spring Planning Conference while his daughter was playing in a championship basketball game. City Manager Tanks highlighted the IT Director's attendance at the Spring Planning Conference despite experiencing a personal family loss. Lastly, he wished Deputy City Clerk Alison Benson a happy birthday.

Overall, he emphasized the outstanding level of dedication demonstrated by the entire staff.

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

City Clerk Susan Hiott acknowledged Deputy City Clerk Benson for her dedicated service

and wished her a happy birthday.

Mayor Owens extended a Happy Birthday to Ms. Benson as well and acknowledged her dedication.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember Davis wished a Happy Birthday to Deputy Clerk Benson. He indicated that he went to Washington DC to attend the National League of Cities conference. He acknowledged the comradery and learning experience. He mentioned it shows the dedication and studiousness of the Mayor and Council. He extended a great night; safety wishes and encouraged everyone to express their love for the people they love while they are here.

Councilmember McNeely echoed the sentiments about the NLC conference and the great opportunity it afforded to be able to see what others officials are doing, get ideas and share with other municipalities across the country. He emphasized the power within the municipalities across the nation.

Councilmember Jeffcoat extended a Happy Birthday to Deputy Benson. She expressed appreciation for all City staff. She highlighted her attendance at a City's Movie in the Park event and noted that it was a fantastic time. She encouraged everyone to visit Mableton.gov to stay informed and learn about opportunities to get involved. She highlighted that the city is hiring. She was proud to see majority of the Council attend NLC this year as it provided an opportunity for them to bond and connect with other elected officials around the nation. She note some of the critical topics included grate access and housing. She emphasized the importance of staying connected and taping into all available resources.

Councilmember Brown noted that she found the NLC to be invaluable as a new Councilperson. She looks forward to continuing to engage with those that she met while attending the conference and utilizing their assistance while seeking additional funding sources. She mentioned the city's recent movie night and looks forward to more opportunities to bring communities together. She also noted that other boards/commission will need an appointment from the council coming up. He highlighted the launch of the new City website. She sent a shout out to the Mayor and Councilmember Fergusuon who initiated a website on behalf of the City.

Councilmember Brown spoke about utilizing social media to reach her for concerns. She encourages reaching out to her via email or phone. She addressed the homeless encampments in District 4 and indicated that they are both on private property. She has been working with Code Enforcement and thanks them for their efforts in assisting with that effort. She indicated that Code Enforcement has been in contact with the property owners of those properties and encouraged that Fontaine Road will be cleaned up in the near future. She will monitor that progress. She emphasized that the goal is to have the property cleaned up and that the homeless are not criminalized or demonized. She hopes that there is education in the future regarding councils involvement in the issue of homelessness around the City.

Councilmember Ferguson expressed appreciation for the directors (IT, Parks & Communications). He mentioned that if the public has any input about the website, they

should reach out to the Communications team. Councilmember Ferguson mentioned that he attended a worship service in honor of the 60th birthday of Pastor B Dwayne Harden of Embassy ATL. He acknowledged unresponsiveness of his to addressing the concerns of his constituents. He highlighted a recent event held to paint a mural that will be displayed around the city, and the unavailing will happen on March 31st. The mural was done in conjunction with the Cobb collaborative and Paint Love.

Councilmember Ferguson highlighted his fireside chat event that he hosted and the bonding that happened between men of all ages from around the City. He encouraged everyone to consider joining a list of events that will be in the future. He noted a project that he has coming up for a beautification project for the women of D5. He mentioned an adaptive cycling program and will include monthly rides. He provided information about joining.

Councilmember Herndon thanked everyone for attending and acknowledged those tuning in online. She gave out a shout out to the Communications Department for the new website. She extended a Happy Birthday wish to Deputy Clerk Benson. She recommended checking out the Georgia symphony orchestra for a show.

Mayor Michael Owens thanked the GA Planners Association (GPA) who invited him to keynote speak about cloud security and AI. He acknowledged the staff that takes time out for training and noted that Mableton continues to be well represented. He mentioned the NLC and highlighted that he was proud to see the majority of the Council attending and engaged. He stated that he was appointed to the National Information, Technology and Communications committee for the NLC. Mayor Owens indicated that his main focus while attending the NLC conference was to engage on the topics of roads, bridges, homelessness & housing and how the City can better gain access to improve these areas around the City. He noted that he goes around to Mableton city schools and speak/read to the students and thanked the schools for allowing him to come and do so. He noted it is always a great opportunity to go into classrooms and speak to the youth of the City.

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 to Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to go into Executive Session for litigation, real estate, and personnel. The motion passed unanimously. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens (7:58 pm)

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

Motion was made to approve a Resolution Updating the City Attorney's Classification and for other purposes by Councilmember Ferguson and seconded by Councilmember Brown. The motion passed 7-0.

Motion made by Councilmember Herndon and seconded by Councilmember Jeffcoat to authorize Mayor Owens to finalize and execute, in substantial form, the agreement with

Ellenwood MCRE LP for the purchase and sale of property within the city located on or about 6116 Mableton Parkway, for a purchase price not to exceed \$2,550,000. The motion passed 7-0.

Motion made by Councilmember Ferguson and seconded by Councilmember Jeffcoat to negotiate an amended contract with the City Manager within the confines of the current budget. The motion passed 7-0.

18. ADJOURNMENT

Motion was made by Councilmember McNeely and seconded by Councilmember Brown to adjourn. The motion passed 7-0. There being no further business, the Mayor adjourned the meeting at 11:28 pm.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk