



CITY OF MABLETON, GEORGIA
Riverside EpiCenter
135 Riverside Pkwy, Mableton, GA 30168
May 13, 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 approximately 6:39pm.

2. ROLL CALL

City Clerk Hiott conducted the roll call. All were present.

3. INVOCATION

Councilmember Davis led the Invocation.

4. PLEDGE OF ALLEGIANCE

Councilmember McNeely led the Pledge of Allegiance.

5. APPROVAL OF AGENDA

Mayor Owens announced the item and called for a motion.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to approve the agenda as written. The motion carried 7-0.

6. PUBLIC HEARINGS

- a. **REZ2026-002 (First Read and Public Hearing) - 640 South Gordon Rd - Parcel ID 18038500350 - Request to rezone subject property from R-20 to RD for duplex development - Community Development Director Michael Hughes**

Open Public Hearing (Applicant and Support - 10 minutes time limit)

Opposition - (10 minutes time limit)

Close Public Hearing

No action until Second Read

Mayor Owens announced the item and recognized Community Development Deputy Director, Tina Garver, who provided an overview of the rezoning case. The presentation is available in the record.

Deputy Garver indicated that this is an application requesting to rezone the property from R-20 (single family residential) to RD (residential duplex). She indicated that the future land use is currently designated as medium density residential.

Deputy Garver provided an overview of the following:

- Zoning map
- Future Land Use Map
- Aerial map/site imagery
- Surrounding area usage
- Site plan
- Proposed elevations
- Proposed floor plans
- Zoning Criteria

Deputy Garver indicated that City staff and the Planning Commission recommend approval with stipulations. She reviewed the proposed stipulations. The stipulations are available in the staff report and presentation for record. Mayor Owens asked Council for any questions. There were none.

Mayor Owens opened the public hearing. He called for comments from those in favor, but there were none. He called for those in opposition. Denny Wilson spoke in opposition, expressing concern about the lack and condition of sidewalks in that area, as well as the safety of children/families attending nearby schools. She also noted that the proposed property, although classified as a duplex, has a single-family residential aesthetic.

There were no other comments. Mayor Owens asked Deputy Garver to address the comment that was made about the single-family aesthetic. Deputy Garver explained that the main building includes two units, but noted that there is an additional accessory dwelling unit (HADU) which is not recommended for approval.

Mayor Owens closed the public hearing. This is a first read, no action is required.

b. Public Hearing and Resolution to transmit to the Atlanta Regional Commission (ARC) and Department of Community Affairs (DCA) the 2045 Comprehensive Plan - Community Development Director Michael Hughes

Open Public Hearing

In Support (10 minute time limit)

Opposition (10 minute time limit)

Close Public Hearing

Vote - Consideration of Approval to transmit to ARC and DCA the Resolution and 2045 Comprehensive Plan

Mayor Owens announced the item and recognized Community Development Director, Michael Hughes, who asked John Funny of Grice Consulting, to come forward to present.

Mr. Funny provided an overview of the Mableton 2045 Comprehensive Plan and provided details of the final proposed plan. He noted that he previously presented this draft plan before Council at Monday's Work Session Meeting.

The presentation is available in the record. Highlights of the presentation included:

- Introductions for those involved
- Comprehensive Plan Overview + Highlights
- Purpose of the plan:
 - Sets long-term community goals related to elements a city is responsible for—usually land use, transportation, economic development, housing, and infrastructure.
 - Recommendations for future land use policies for the entire jurisdiction
 - Gain access to State and Federal funding opportunities by obtaining Qualified Local Government (QLG) status through the Georgia Dept. of Community Affairs (DCA)
- Elements that were considered and included in the plan
- Details of the specified character areas
- How to locate the plan
- Process and schedule
- Work Completed thus far
- Community Work Program — the City's list of projects, programs and initiatives for the next five years
- Next Steps
 - Address comments, if any, from the State after their review
 - Finalize document
 - Adoption by City Council in June or July

Mr. Funny addressed the three comments submitted by constituents through the Mableton 2045 website.

The following comments were shared:

1. Michael Murphy expressed concern about the lack of mention concerning public safety and solid waste.
2. Graham Jagger noted that the plan does not address parcels specifically and doesn't include an environmental and sustainability element. Mr. Jagger also asked why the plan does not include an environmental impact assessment.
3. Leonie Johnson questioned why the plan did not include details regarding the vision for the Mableton Parkway Corridor.

Mr. Funny expressed appreciation for the engagement of the community.

Lastly, Mr. Funny officially presented the plan to the Mayor and Council and reiterated that the request from the Council tonight is to approve this document for transmission to ARC and DCA for their review.

Mayor Owens thanked Mr. Funny and his team for their hard work as well as the efforts put in by the Mableton 2045 steering committee. Mayor Owens asked Council for any questions. There were none. He opened a public hearing and asked those who wish to speak

in support to come forward.

The following spoke in support:

1. Donte Philpot, a member of the Comp Plan Steering Committee and the Planning Commission, commented that significant time, effort, outreach, and engagement went into the 2045 Comprehensive Plan. He requested that the Mayor & Council move the plan forward, noting that it would help advance the city forward.
2. Denny Wilson, a member of the Comp Plan steering committee, noted that tonight's presentation was different from the presentation presented at the final comp plan meeting and asked for clarity. She indicated that the extended version included a breakdown of median income requirements that were not included in tonight's presentation.
3. Cheryl Davis, a member of the Comp Plan Steering Committee and Planning Commission, echoed that there had been extensive planning, engagement, and opportunities for public participation. She noted that the plan could be adjusted in five years as needed and encouraged moving forward with its adoption.
4. Terry Daye reiterated the question of the availability of the full presentation.
5. Lashaun Philpot spoke in support of the plan and can adjust as needed down the road. She indicated that this was the opportunity to make things happen towards change.

Mayor Owens asked for any others who wish to speak in support. There were no additional comments. He then called for those that wished to speak in opposition. There were none.

Mayor Owens asked Mr. Funny to address the concerns of those who spoke during the public hearing. Mr. Funny indicated that the full presentation was broken into two PDF files due to the size and only part one was presented tonight, but both part one and part two can be accessed via the website. He noted the additions that were included in the final presentation. He also addressed the question about the affordable housing vs. average median income. His team recommended that the City implement additional affordable housing that could provide a diversity of affordable housing for mixed incomes. Mr. Funny thanked the Council for their leadership.

Mayor Owens closed the public hearing and called for a motion.

Motion was made by Councilmember Ferguson and seconded by Councilmember Brown to approve a Resolution to transmit to the Atlanta Regional Commission and Department of Community Affairs, the Mableton 2045 Comprehensive Plan. The motion passed 7-0.

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

a. **Meet Mableton Presentation - Economic Development Director Artie Jones and Chief Executive Officer of Cobb Travel & Tourism**

Mayor Owens announced the item and recognized Economic Development Director, Artie Jones, and Holly Quinlan, CEO of Cobb Travel & Tourism. He recalled that a presentation had previously been made before the Mayor and Council on Monday, at the work session and noted that Ms. Quinlan would provide a condensed version of the presentation. The presentation is available in the record.

Highlights of the presentation included:

- formation of Meet Mableton, Inc. to be designated as the city's Destination Marketing Organization (DMO) to serve as an independent 501(c)(6) to support the City's tourism efforts.
- responsibilities of the organization
- authorized use of hotel/motel tax collections
- action items required to establish the organization (short term and long term)
- board requirements, representation and composition
- initial objectives

Mayor Owens commented on the City's value for the partnership with Cobb Travel & Tourism and thanked the organization for its continued support and assistance in establishing Meet Mableton.

Director Jones asked the Mayor and Council to consider designating Meet Mableton as the designation management organization (DMO) for the City. City Attorney Walker-Ashby suggested that the City activates and designates Meet Mableton via IGA to ensure that all expectations are clear. Mayor Owens confirmed and an IGA will be prepared.

Director Jones asked the Mayor and Council to consider designating Meet Mableton as the City's destination management organization (DMO). Attorney Walker-Ashby recommended that the City formally activate and designate Meet Mableton through an intergovernmental agreement (IGA) to clearly outline all expectations. Mayor Owens agreed, and Attorney Walker-Ashby confirmed that an IGA would be prepared.

b. FY 2026 3rd Quarter Financial Review - Finance Director Karen Ellis

Mayor Owens announced the item and recognized Finance Director, Karen Ellis, who provided the third quarter financial report via a presentation available in the record.

Director Ellis mentioned that the presentation covered the City's reported financials for Q3 or 75% of the year's budget. (Jan-March) The current revenue collection is 108% of the budgeted revenue for the year. The expenditures are currently 42.53% under budgeted expenditures for the year (FY26)

Highlights to note pertaining to Revenue:

- Franchise Tax is projected above the budget.
- Business Occupation Tax will either meet or beat the budget.
- Insurance Premium Tax is projected above the budget.
- Licensing on permits will either meet or beat the budget.
- Interest will either meet or beat the budget.

To note for Expenditures:

- Risk Management is projected below the budget.

Director Ellis presented the figures for the City's Cash & Investments for both the City and the Mableton Urban Redevelopment Agency. The Cash & Cash Equivalents for the City totaled \$20,972,123. The total Cash and Cash Equivalents for the URA totaled \$3,009,517. She further detailed the City's revenues and expenditures.

Director Ellis explained the following in detail:

- The City's revenue standings by revenue stream.
- The City's expenditures by department.
- Additional fund balances to include:
 - Tree Fund - balance \$120,000 have committed 3 quarters of the revenue from the general fund and working on approved projects through SGB department.
 - Multiple Grant Fund - \$24,000 - currently includes the Mayor's initiative grant
 - Six Flags Special Service District - \$1,392,966 - budgeted 1.2 million assessment values were higher than anticipated at 1.4. Contracted services related to right of way.
 - Public Safety Special Service District Fund - \$3,000,000 - the initial payment of Cobb before June 1
 - Hotel Motel Tax Fund - \$381,480, 102% of budgeted -
 - Rental Motor Vehicle Excise Tax Fund - \$35,462 - taxes collected by rental business in the city. a New fund. The funds can be used for transportation and safety.
 - Capital Projects Fund \$461,707 - 1.4 million was approved 75% has been transferred in. Have completed the funding for fleet at half a million. Most of the money has been spent for it-software and equipment. Still have contingency fund of 750k.
 - Urban Redevelopment Agency Fund - \$3,235,754 - issued the series 24 and 25 bonds. Most will be spent on land purchases and other properties the city has interest in and bond payments in June.

Mayor Owens asked the Council for any questions. There were none.

c. Proposed FY27 Budget Presentation - Finance Director Karen Ellis

Mayor Owens announced the item and recognized Director Ellis, who presented the City's proposed fiscal year 2027 budget.

Director Ellis detailed the following during the presentation, which is available in the record.

- Budget Calendar — targeted budget adoption date is June 10th.
- Budget Principles — calculate revenues and expenditures conservatively
- Council Priorities

- fiscal soundness
 - community engagement
 - green initiatives
 - housing initiatives
 - managed growth
 - technology and innovation
 - responsible development
- FY27 Operating Assumptions — total assumptions are approximately 7.7 million
 - FY27 Capital Assumptions — total assumptions are approximately \$3 million
 - Proposed and Approved General Fund Revenues — The biggest increase was insurance premium tax. Everything else was budgeted within line.
 - Proposed and Approved General Fund Expenditures — detailed by departments
 - Proposed Balanced Budget — using the surplus for one-time expenditures. Projected fund balance for 2026 is approximately 12 million. She indicated that the goal is to maintain over 33% of the City's emergency funds and 7.6 million of the 12 million fund balance will automatically go into the emergency fund. This will leave 4.4 million to be spent on one-time uses.
 - Class and Pay Position Summary — proposing 97 positions.
 - Proposed Budget for Each of the City's funds

A summary of proposed expenditures by fund for fiscal year 2027.

- General Fund - \$22,770,810 Million
- Tree & Beautification Fund — \$160 Thousand
- Operating Grants Fund — \$0.00
- Six Flags Special Services District Fund — \$1,250,000 Million
- Public Safety Special Services District Fund — \$21 Million
- Hotel/Motel Tax Fund — \$500 Thousand
- Rental Motor Excise Tax Fund — \$30 Thousand
- Capital Projects Fund — \$3.8 Million
- Capital Grants Fund — \$3,464,000 Million
- Urban Redevelopment Agency Fund — \$973,910 Thousand

The total of all funds is approximately \$45,710,810 million.

Mayor Owens thanked Director Ellis for the dedicated effort put into preparing the budget. He also thanked City Manager Tanks and acknowledged his absence, noting that he was attending a program at the University of Georgia (UGA). Mayor Owens noted that this is the City's second proposed budget to date and recalled that, at the City's inception, a spending plan was implemented in lieu of a formal budget. He also acknowledged the City's continued growth. Mayor Owens called for questions from the Council.

Councilmember Ferguson asked about the balance of the tree fund. Mayor Owens responded that funds have been set aside and that they now need to be formally designated.

Mayor Owens called for any additional questions. There were none.

d. Proclamation In Recognition of Municipal Clerks Week

Mayor Owens announced the proclamation, in Recognition of Professional Municipal Clerks Week. He emphasized the importance of the City Clerk's Office and noted that the City's first hire was Susan Hiott, City Clerk. He also recognized Alison Benson, Deputy City Clerk, as well as Margaret Fox, Administrative Assistant. He read the proclamation in part which is available in the record.

Mayor Owens proclaimed May 3–9, 2026 as Professional Municipal Clerks Week in the City of Mableton and extended sincere appreciation. Photos were taken.

e. Proclamation In Recognition of Municipal Court Clerks Week

Mayor Owens announced the proclamation, in Recognition of Municipal Court Clerks Week. He read the proclamation in part which is available in the record. He acknowledged Mallory Minor, Court Administrator, Victoria Caldwell, Clerk of Court, Victoria Harris-Ferguson, Deputy Court Clerk, and Alma Gonzalez, Administrative Assistant.

Mayor Owens proclaimed June 8–12, 2026 as Municipal Court Clerks Week in the City of Mableton and extended sincere appreciation. Photos were taken.

8. APPOINTMENTS

None.

- 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 following was shared during public comment:

C. Nathaniel Brown, District 6, spoke about his nonprofit organization, Expose Dementia, Inc., and provided background information on the organization and its mission. He emphasized the seriousness of the dementia crisis. He asked the Mayor and Council to partner with his team to help promote awareness and education within the community.

Monica Delancy, District 2, extended Mother's Day wishes to all the mothers and recognized teachers in honor of Teacher Appreciation Week. She expressed concerns regarding the conditions of certain apartment complexes within District 2, as well as the enforcement of the City's Safe and Healthy Housing Ordinance. She also announced that the Riverside Community Benefits Meeting would be held on June 4 at Sweetwater Creek Park and encouraged residents, including the Mayor and Council, to attend.

Denny Wilson of District 2 spoke about the potential mileage rate based on [redacted] and asked that the Mayor and Council consider the seniors in the community that are on fixed income or those less fortunate.

Phil Barnett asked the Mayor and Council to reconsider the decision made on the rezoning

case for 6671 Mableton Parkway. He indicated that a petition was going around. He also stated that he wished to address an issue concerning a city employee.

Brianne Perkins shared legislative updates on behalf of State Representative Terry Cummings. She noted that HB 1452, the technology fee bill, officially became law on May 12. She also highlighted that HB 1213 was signed into law, granting redevelopment powers to the City of Mableton. A referendum will appear on the ballot this Nov. She emphasized the importance of developing a plan to educate residents about the purpose of the referendum and its potential impact. Lastly, she highlighted Representative Cummings' Catfish Rodeo event on May 16 at Sweetwater Creek Park.

10. CONSENT AGENDA

Mayor Owens announced the item and asked for a motion. Councilmember Herndon was not in the room for the vote.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Davis to approve the Consent Agenda as written. The motion passed 7-0.

- a. **Approval to negotiate, execute in substantial format the stormwater maintenance agreement for Aldora Glass. Property is located at 7170 Delta Circle in Land Lot 504, 18th District, Cobb County. PIN 18050400210**
- b. **Authorization and Certification of the Estimated Roll-Back Rate to Establish 0.00 mills as the Millage Rate Provided to the Cobb County Tax Assessors Office and the Cobb County Tax Commissioners Office for the 2026 Assessment Notices**
- c. **Resolution to Adopt Uniform Municipal Court Rules of Procedure**
- d. **Authorization for the Mayor to Execute a Solid Waste Contract with Arrow Inc. dba Arrow Waste**
- e. **Authorization for the Mayor to Execute a Solid Waste Contract with Custom Disposal Service, Inc.**
- f. **Authorization for the Mayor to Execute a Solid Waste Contract with Diamond Disposal, Inc.**
- g. **Authorization for the Mayor to Execute a Solid Waste Contract with GFL Environmental**
- h. **Authorization for the Mayor to Execute a Solid Waste Contract with Red Oak Sanitation and Recycling**
- i. **Authorization for the Mayor to Execute a Solid Waste Contract with BFI Waste Services, LLC dba Republic Services**
- j. **Authorization for the Mayor to Execute a Solid Waste Contract with Southeastern Waste Collection, LLC**
- k. **Authorization for the Mayor to Execute a Solid Waste Contract with Trash Taxi of Georgia, LLC**
- l. **Authorization for the Mayor to Execute a Solid Waste Contract with Waste Connections of GA, Inc.**
- m. **Authorization for the Mayor to Execute a Solid Waste Contract with Waste Pro**

of GA, Inc.

- n. **Authorization for the Mayor to Execute a Solid Waste Contract with Georgia Waste Systems, LLC dba WM**
- o. **Approval of April 20, 2026 Work Session Minutes**
- p. **Approval of April 22, 2026 Regular Meeting Minutes**
- q. **Approval of a Professional Services Agreement between the City of Mableton and MXI Environmental LLC to Conduct a Household Hazardous Waste (HHW) Collection Event - Sustainability, Waste and Beautification Director Emily Ryan**

11. UNFINISHED BUSINESS

- a. **Second Read - An Ordinance Amending Article 5, Finance, of Chapter 2, Administration, of the City of Mableton Code of Ordinances and for Other Lawful Purposes - Finance Director Karen Ellis**

Mayor Owens announced the item and recognized Director Ellis. He noted this is the second read. She confirmed that there were no changes since the first read and requested approval. Mayor Owens called for a motion.

Motion was made by Councilmember Davis and seconded by Councilmember Ferguson to approve an Ordinance amending Article 5 - Finance, of Ch 2, Administration. Mayor Owens called for discussion. There were no comments. The motion passed 5-0. Councilmember McNeely and Herndon were not in the room. Councilmember Herndon returned in time but did not vote.

- b. **Second Read - An Ordinance Approving the City of Mableton Procurement Policy and for Other Lawful Purposes - Finance Director Karen Ellis**

Mayor Owens announced the item and recognized Director Ellis. He noted that this is the second read. Mayor Owens asked if there had been any changes since the first read. Director Ellis confirmed that there were no changes. Mayor Owens called for a motion.

Motion was made by Councilmember Ferguson and seconded by Councilmember Jeffcoat to approve an Ordinance approving the City of Mableton's Procurement Policy. Mayor Owens called for discussion from Council. There were no comments. The motion passed 6-0. Councilmember McNeely was not present in the room.

- c. **REZ 2026-003 (Second Read) – Stallion Pkwy - Parcel ID 19108000540 - Approval of an Ordinance to rezone 3.5 acre parcel from NRC (Neighborhood Retail Commercial) to RSL (Residential Senior Living Non-Supportive Urban Rental Units) for 61-unit senior housing development — Director Michael Hughes**

Mayor Owens announced the item and recognized Deputy Director Garver who presented the application. She mentioned that this was a second read. She noted that the only changes made to this Ordinance included clarification of the overall height of the building. She highlighted the revisions to stipulation #5, which limit the building to a maximum of four stories and require a compatibility review. The full list of stipulations is available in ORD 2026-05-03.

Revised stipulation #5 language:

5.Design Review: The Applicant shall submit detailed building elevations revised building elevations (to include gable roofing), and a revised site plan incorporating specific outdoor amenities—including a picnic shelter,community garden, walking trail, covered porch, and a sun deck with grill—to Community Development Staff. Staff shall review these for material quality, massing, residential compatibility, and compliance with the Austell Road Design Guidelines. Final approval of all exterior designs and materials must be granted by the Director of Community Development prior to the issuance of a Land Disturbance Permit (LDP) or Building Permit. The building is limited to a maximum of 4 stories, subject to the compatibility review referenced above.

Deputy Garver reviewed the site plan and rendering. She asked for any questions. Councilmember McNeely returned to the room.

Councilmember Ferguson asked for clarity on the language in the revised stipulation. Councilmember Brown asked for clarity about parking. Deputy Garver responded that, given the building’s four-story limit, there may be an opportunity to incorporate additional parking should the Council choose to consider it during the land disturbance process. Councilmember Brown asked that it be considered.

Mayor Owens further explained the benefits of a four-story design compared to a three-story structure, noting that it allows for a smaller building footprint and potentially more space for parking. He added that the project will include 61 units regardless of the number of floors. Deputy Garver noted that the Council could amend the ordinance to include language in stipulation #4 requesting that the site plan be reviewed for additional parking opportunities.

Motion was made by Councilmember Brown and seconded by Councilmember Jeffcoat to approve REZ2026-003 and amend the stipulation #4 to add language for consideration of additional parking opportunities. (ORD 2026-05-03)

Councilmember Ferguson asked about the certainty of the applicant to build a four-story building. Deputy Garver responded that four stories was the applicant’s current preference, but confirmed that the language allows flexibility and does not make it mandatory. She clarified that the Council could add the requirement for four stories to be included in the Motion. City Attorney Walker Ashby provided the recommended language. Councilmember Brown made a friendly amendment to her Motion.

Motion was made by Councilmember Brown and seconded by Councilmember Ferguson to approve REZ2026-003 and amend the stipulation #4 to add language for consideration for additional parking opportunities and the requirement of four stories. The motion passed 7-0. (ORD 2026-05-03 is part of the record.)

d. Second Read - An Ordinance Updating Chapter 12, Solid Waste Management, of the City of Mableton Code of Ordinances, Establishing a Keep Mableton Beautiful Commission and for Other Lawful Purposes - Emily Ryan, Sustainability, Greenspace, and Beautification Director

Mayor Owens announced the item and acknowledged it as a second read. He noted that the

item had been discussed at Monday's work session, and he did not recall any changes made to the ordinance. He called for a motion.

Motion was made by Councilmember Davis and seconded by Councilmember Ferguson to approve an Ordinance updating Ch 12 — Solid Waste Management to establish a Keep Mableton Beautiful Commission.

Mayor Owens acknowledged the absence of Director Ryan and City Manager Tanks (excused). He emphasized the importance of the ordinance, stating that it was one of the foundational reasons the City was created, helping to establish an identity for Mableton. He recognized Keep Mableton Beautiful as an affiliate of Keep America Beautiful. He noted that one of the City's top priorities is to keep Mableton a beautiful community. He noted that the entity will include a commission, pending final approval and Council appointments.

Mayor Owens called for further discussion. There was none.

Councilmember Herndon asked about how decals are tracked which help identify personnel, because she has heard concerns regarding unmarked vehicles in the community. Mayor Owens responded that Director Ryan had reported that no substantial issues had been identified or reported that would require disciplinary action or would have warranted denial of renewal of the hauler's registration.

Mayor Owens emphasized that if residents are seeing unmarked vehicles in their communities, the issue needs to be reported back to the City Manager and the necessary Directors. He confirmed that it was a violation, and that an individual could be cited.

Motion was made by Councilmember Davis and seconded by Councilmember Ferguson to approve an Ordinance updating Ch 12 — Solid Waste Management to establish a Keep Mableton Beautiful Commission. The motion passed 7-0.

Mayor Owens encouraged Council to consider their appointees for the Keep Mableton Beautiful Commission. Councilmember Ferguson asked the City Manager to later explain the process for reporting a concern regarding unmarked vehicles or the like. Director Hughes indicated that he would follow up. Mayor Owens further noted that there is additional information on the City website.

12. NEW BUSINESS

a. **Consideration and Approval of a Resolution to Strengthen the City's Connectivity Through Collaboration of Key Community Stakeholders to help Empower the City for Success and Excellence and for Other Lawful Purposes (Mableton 4P) - City Manager Bill Tanks**

Mayor Owens announced the item. He noted that Mableton 4P was an initiative led by the City Manager's Office and highlighted the recent National Day of Prayer event organized by 4P in partnership with the Mableton Pastors Collective. He explained that this effort is underway to expand Mableton's engagement beyond the Council and further into the community by involving pastors, public safety officials, principals, and partners. This

initiative aims to bring community members together to deliberate and develop solutions to the City's challenges.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Brown to approve a Resolution establishing Mableton's 4P — Pastors, Public Safety, Principals & Partners. There was no further discussion. The motion 7-0.

b. First Read - An Ordinance Creating Chapter 15, Historic Preservation, of the City Code of Ordinances and for Other Lawful Purposes - Deputy Community Development Director Tina Garver

Mayor Owens announced the item and recognized Deputy Director Garver, who provided the presentation as in the record.

Deputy Garver stated that the purpose of this ordinance is "to establish a uniform procedure for use in providing for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures and works of art having a special historical, cultural or aesthetic interest or value."

The presentation reviewed the following:

- Composition of the Historic Preservation Commission — a board of 7 members citywide at large, appointed by Council
- Qualifications and professional requirements — at least 3 members shall be professionals in architecture, history, planning, archaeology, or related disciplines.
- Designated service term — 3 year term and no more than 2 consecutive terms
- Commission responsibilities to include:
 - Designation & Review
 - Acquisition & Preservation — can only be done under the authority of the Mayor and Council
 - Coordination and Education

Deputy Garver also reviewed the following:

- The criteria for selection and evaluation of Historic Districts.
- The definition of Landmarks and the criteria for consideration.
- The timeline for designation
- Reviewed the Certificate of Appropriateness
- Reviewed the Demolition or Relocation permits

Deputy Garver indicated that this was a first read and no action was required. Mayor Owens called for any questions. Deputy Garver confirmed that revisions may come with the second read but should not require delay. Councilmember Jeffcoat asked for clarification that Council should have their commission appointees ready by the next meeting. Mayor Owens responded that would be ideal, but the members are not required to activate the Commission at the next meeting.

Councilmember Brown acknowledged that representatives from the Riverline Groups and Friends of the Concord Covered Bridge were present. She noted that she had received emails and suggested that a meeting between the City and both groups may be needed prior to the second read.

Mayor Owens asked how long the timeline for designation is in total. Deputy Garver responded a few months. Councilmember Ferguson asked about the need for redesignation. Deputy Garver noted that the City did not inherit Cobb County's Historic Districts, so they would need to be reestablished. She also noted that it could be on the National Register, but that does not impact city codes.

c. Consideration and Approval to authorize the mayor to execute in substantial form the Community Development Block Grant (CDBG) Joint Agreement between City of Mableton and Cobb County, Georgia Program Year 2026 - Community Development Director Michael Hughes

Mayor Owens announced the item and recognized Director Hughes.

Director Hughes provided background on the request for approval of the Community Development Block Grant agreement between the City and County. He recalled that the City has been identified as an entitlement community. He also mentioned that Cobb County is considered an urban county and therefore coordinates with the Cities for joint agreements on the use of grant funds.

He acknowledged Dr. Kimberly Roberts was in attendance from the Cobb County CBDG office. She asked for questions and indicated that funds are anticipated to be available after August 2026. There will be additional meetings between her office and the Community Development Department to define the project scope. Her office will handle the compliance & environmental review. The City will just provide the list of projects. She detailed some examples of projects. For program year (PY) 2026, the City is expected to receive approximately \$260,000. There were no additional questions or comments.

Motion was made by Councilmember Davis and seconded by Councilmember Herndon to authorize the Mayor to negotiate and execute in substantial form the Community Development Block Grant (CDBG) joint agreement between the City of Mableton and Cobb County, Georgia - PY26. The motion 7-0.

d. Consideration and Approval of the Mayor to negotiate and execute in substantial form the Community Development Block Grant (CDBG) Joint Agreement for Program Years January 1, 2027 - December 31, 2029 - Community Development Director Michael Hughes

Mayor Owens announced the item and recognized Director Hughes.

Director Hughes explained that this item is identical to the previous item, but the term for this agreement are for PY27 (Jan. 2027 to Dec. 2029). He indicated that estimated annual allocation amounts are not currently available.

Mayor Owens asked for clarity on the typical terms of the agreements. Dr. Roberts

responded that the term is typically set for three years. However, the City of Mableton was designated entitlement the last year of the Cobb County's PY, hence the one-year agreement for PY26.

Councilmember Ferguson asked for details concerning the process for a full three-year term. Dr. Roberts indicated that the city would receive an allocation of funds for each year and would then provide a project list. Councilmember Ferguson asked about a start date. Dr. Roberts responded that the applications are typically accepted Feb–April of the prior year. She noted that the City does not have to apply but would need to have an idea of planned projects to assist the County with pre-planning for the next year. Dr. Roberts clarified that the City's planned projects do not have to be approved by the County but will need to be vetted.

Motion was made by Councilmember McNeely and seconded by Councilmember Herndon to authorize the Mayor to negotiate and execute in substantial form the Community Development Block Grant (CDBG) joint agreement between the City of Mableton and Cobb County, Georgia - PY27-29. The motion 7-0.

Councilmember Ferguson asked for clarity on the language "to negotiate." City Attorney Walker-Ashby explained.

e. Resolution of the City of Mableton, Georgia, Establishing Committees for Effective Governance in the City and For Other Lawful Purposes

Mayor Owens announced the item and explained that the resolution would create a formal and transparent framework for the Mayor's office to organize volunteer advisory committees. He stressed that the entity is strictly advisory in nature. The goal is to build civil engagement, bring expertise and help the City better connect with the community.

He called for a motion to approve the resolution.

Motion was made by Councilmember Davis and seconded by Councilmember Brown to approve a resolution establishing Committees for Effective Governance in the City and for other lawful purposes.

Mayor Owens called for any discussion.

Councilmember McNeely expressed concerns about allowing the Mayor's office to create and regulate advisory committees and the issue of accountability and transparency. He asked the following questions to be considered before the final vote:

- how will membership selection ensure representative across all districts
- will meetings be publicly noticed or documented
- will recommendations be shared with Council
- will the committees receive staff support or budget allocations
- how to ensure that these committees remain advisory and do not overlap with operational functions
- how can the Council review or affirm these committees

Councilmember McNeely noted the reasons that 4P was not a concern for establishment and asked the Council to take those factors into consideration. He emphasized his desire to ensure the City continues operating within the established framework.

Mayor Owens addressed some of Councilmembers McNeely's concerns. He explained that the City's charter states that the Office of the Mayor's counsel shall be restricted to advisory in nature, non-binding and non-governmental in functions.

Mayor Owens acknowledged Sections 1h and 1i of the City's charter, which states that the committee can not do the following: bind the city, override the City Council, interfere with the City Manager, direct departments or create policies independently, which allows for opportunities for advising, engaging stakeholders, providing recommendation, supporting outreach and assisting with initiatives all held within the Office of the Mayor. He reiterated that this item came to Council via Resolution to ensure transparency.

Councilmember Herndon asked Mayor Owens to explain the benefit of having an advisory committee versus being advised by someone. Mayor Owens responded that it would help facilitate structure and align with best practices and established boundaries, promoting accountability and transparency.

Councilmember Jeffcoat asked about documentation associated with the advisory meetings. Mayor Owens indicated that there will be documentation such as meeting minutes. He stressed that nothing the committee can do can override the Mayor and Council or speak on their behalf. Councilmember Jeffcoat stressed the importance of documentation for transparency.

Councilmember McNeely expressed concern about the general allowance of advisory entities to be created. Mayor Owens responded. He noted that the City Attorney reviewed and revised the document to establish clear boundaries for the committee and mitigate such concerns.

Councilmember Herndon asked if the Council receive any information from these meetings or would the meetings solely guide the Office of the Mayor. Mayor Owens indicated that the goal of his office is to bring other people to the table to help shape and guide the City. He noted that the goal is to formalize the conversations and partnerships that he has already been engaged in. Councilmember McNeely reiterated his concerns.

Mayor Owens asked for further discussion. There was none. He called for a vote. Motion passed 5-2. Councilmembers McNeely and Herndon voted in opposition.

f. Consideration and Approval of Resolution approving an Intergovernmental Agreement with Cobb County and the Municipalities (Acworth, Austell, Kennesaw, Marietta, Powder Springs, Smyrna, and Mableton for the Use and Distribution of Proceeds from the 2028 Special Purpose Local Option Sales Tax for Capital Outlay Projects - City Manager Bill Tanks

Mayor Owens announced the item and recognized City Attorney Walker-Ashby to speak in the absence of the City Manager.

Attorney Walker-Ashby mentioned that the County implemented a SPLOST in 2022 of a penny sales tax on sales within the County. She noted that this allows the burden of the capital infrastructure improvements and capital overlay projects to be placed on commercial activity rather than on the residents. The enforcement of this tax will expire in the County on Dec 31, 2027. She explained that the County would receive a percentage of proceeds which they would distribute to the cities based on population size. She noted that the County prepared the IGA, and she has prepared the resolution that adopts the proposed IGA. She stated that the County has asked cities to look over the IGA and adopt it ASAP, but no later than June 12th.

The City Attorney highlighted on Page 44 of the IGA shared by Cobb — the City's share of the anticipated revenue, assuming that the SPLOST passes, is estimated at approximately \$90 million. Even if the IGA is adopted, it is still at the mercy of the voters to pass the continuation of the sales tax. She asked Council to pay close attention to Mableton's allocated projects list. She indicated that the project list was split into a tier one list and a tier two list. The estimated projections will cover the Tier 1 list for all the City's and the County. The tier two list would be covered if the collections exceed what is anticipated. The estimated amounts are very conservative.

The City Attorney proposed approval of the IGA, so the referendum can go forward before the voters to determine the continuation. She stressed to the Council about being comfortable with the proposed list, but this needs to be reviewed, considered and finalized asap before June 12th.

Mayor Owens asked what happens with cross-jurisdictional projects or joint projects. She noted that the County and City would have to agree via IGA. Mayor Owens asked about two cities. She responded that there is currently no language that speaks to a joint project between cities, so the IGA would need to be amended to include.

Mayor Owens asked for the City Attorney's recommendation for a proposal for a two-city project. She responded that it wouldn't have to go into the IGA necessarily, but the City would need to allocate funds specifically for that project on the front end.

Mayor Owens called for a motion.

Motion was made by Councilmember Ferguson and seconded by Councilmember Davis to table this item until the next regular meeting to allow Council to review. The motion -.

He called for any discussion and asked Councilmember Ferguson if there was anything specifically that he wished to address before the next meeting. Councilmember Ferguson responded that he wished to have a conversation with Director Hughes about language in the IGA. Mayor Owens called for any additional discussion. There was none. He called for a vote. Motion passed 7-0.

13. OTHER BUSINESS/DISCUSSION

None.

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

None.

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

None.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember Davis wished a Happy Mother's Day and acknowledged teacher appreciation week and the important role that teachers play. He highlighted the Family Fun Day hosted by State Representative Emeritus Roger Bruce and Terry Cummings at Sweetwater Creek State Park on May 16th. He encouraged everyone to attend and emphasized the importance of youth engagement. Lastly, he expressed appreciation for the engagement of the residents with the 2045 Comp Plan.

Councilmember McNeely recalled his attendance at the Family Restoration Center Gala to help raise money for families with housing/income challenges. He gave kudos to the organization for their work in the community as well as other organizations across Mableton. He acknowledged teacher appreciation week and recalled his visit to Riverside Elementary to serve their teachers with breakfast. Lastly, he highlighted Mableton Day Festival coming up on May 30th.

Councilmember Jeffcoat provided a prevention available in the record with District 3 updates and shared the following:

- expressed appreciation to the City clerk's team
- highlighted the S. Cobb Neighborhood Fest, which was focused around Mental Health Awareness and honoring the life of Aymani Marie Johnson. She stressed the importance of support, resources and conversation concerning mental health.
- Premier Martial Arts Summer Camp with information included for sign-up
- upcoming District 3 Litter Cleanup Days
- stressed the importance of getting out to vote and provided additional details.
- acknowledged Memorial Day coming up
- encouraged everyone to sign up for her newsletter if interested.
- noted the dates for the next council meetings
- shared an inspirational quote for consideration

Councilmember Brown provided a prevention available on the record with District 4 updates. She thanked everyone who attended her first event for creative dialogue about creative arts. She announced the ribbon cutting and grand opening for Jeremiah's Italian Ice on Saturday and encouraged everyone to support the new business. She reiterated the upcoming Family Fun Day and encouraged everyone to attend. Lastly, she expressed the importance of getting out to vote and provided additional information.

Councilmember Ferguson thanked the staff for their professionalism and service. He highlighted the upcoming events he will be hosting, to include a Community Yoga event on May 31st and a District 5 Town Hall meeting that will take place on May 19th. He encouraged everyone to attend the Mableton Day Festival on May 30th. He encouraged

everyone to look at a sample ballot online before heading to the polls. Councilmember Ferguson gave kudos to Mayor Owens for his efforts and sacrifice on behalf of the City.

Councilmember Herndon shouted out the 10 people online. She shared information regarding "Pick a Partner Summer Book Club", an effort she is putting forth in collaboration with one of her district constituents. She provided additional information.

Mayor Owens encouraged everyone to stay engaged, stay informed and stay in the fight. He thanked everyone for attending or tuning in.

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))

Mayor Owens announced the item and called for a motion.

Motion made by Councilmember Jeffcoat and seconded by Councilmember Ferguson at 9:40 pm to enter Executive Session for litigation, real estate, and personnel and miscellaneous exemptions. The motion passed unanimously. Yeas: Owens, Davis, McNeely, Jeffcoat, Ferguson, Brown, and Herndon

Motion made by Councilmember Ferguson and seconded by Councilmember Jeffcoat at 10:43 pm to exit Executive Session. The motion carried unanimously. Yeas: Owens, Davis, McNeely, Jeffcoat, Ferguson, Brown, and Herndon

18. ADJOURNMENT

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Herndon to adjourn. The motion passed 7-0. There being no further business, the Mayor adjourned the meeting at 10:44pm.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk