



CITY OF MABLETON, GEORGIA
Riverside EpiCenter
135 Riverside Pkwy, Mableton, GA 30168
May 27, 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

Prior to the start of the Regular Meeting, motions were made to close the Executive Session held during the previous Work Session. Following the adjournment of the Work Session, Mayor Owens called the Regular Meeting to order at approximately 7:15pm.

2. ROLL CALL

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

3. INVOCATION

The invocation was led by City Manager Tanks.

4. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember Brown.

5. APPROVAL OF AGENDA

Mayor Owens announced the item and stated that the proposed agenda would be approved with Items 12C through 12F consolidated into a single resolution for discussion and consideration.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Davis to approve the agenda with the exception. The motion carried 7-0.

Mayor Owens took a point of privilege to acknowledge the recent agreement between the City and Cobb County for stormwater, DOT, and police services, as well as the assumption of a bond on behalf of the County. He noted that the City and County had been negotiating for the past two years. He stated that the previous year's agreement totaled \$9.5 million, while the current agreement under consideration totals \$13 million for police and around

\$2.6 million for DOT services.

Mayor Owens explained that stormwater services amount to approximately \$4.75 per resident. He indicated that the agreements extends through 2034 and are coterminous with agreements held by the other Cobb County cities, with the goal of aligning all municipalities on the same timeline for future SSD. He mentioned that police services would be covered under a one-year agreement. Mayor Owens also recognized the efforts of the City Council and himself in negotiating the costs to the lowest level possible.

Mayor Owens stated that, following last year's \$9.5 million agreement, Cobb County returned to the negotiating table seeking \$18.75 million, which the City did not accept. He emphasized that public safety is the governing body's top responsibility and that the City could not compromise the safety of its residents.

Mayor Owens that the City has established a special service district and indicated that Finance Director Ellis would provide additional details later in the meeting. Mayor Owens further stated that the County approved the intergovernmental agreements (IGAs) at its recent meeting. He explained that the City is taking additional time to carefully review the agreements to ensure they are in the City's best interest before approval. He stated that additional information would be shared with the residents, particularly regarding how the City intends to provide these services both independently and in partnership with the County.

6. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

a. Recognition of Friends of the Concord Covered Bridge and Lowe's for their contribution to the Beautification of the Concord Covered Bridge during the Spring Ramble - Councilmember Cassandra Brown

Mayor Owens announced the item and recognized Councilmember Brown for the presentation. Councilmember Brown invited representatives from the Friends of Concord Covered Bridge and Lowe's to come forward to receive the recognition. She read the recognition aloud, and photos were taken. Mayor Owens thanked Councilmember Brown and congratulated the recipients.

7. PUBLIC HEARINGS

a. Presentation and Review of FY 2027 Budget and First Public Hearing on FY 2027 Budget and First Read of Ordinance

Mayor Owens announced the item and recognized Finance Director Karen Ellis, who presented the proposed FY 2027 Budget. The presentation is included in the record.

The presentation covered the following:

- FY27 Budget Calendar
- Budget Principles
- City Council Priorities

- FY27 Operating Assumptions
- General Fund Revenue and Expenditures (approved FY26 and proposed FY27)
- Proposed Balanced Budget
- Class and Pay Position Summary
- FY27 Budget for each of the City's Special Revenue Funds
- FY27 Capital Assumptions
- Summary of proposed FY27 expenditures by fund

Director Ellis indicated that a few changes had been made since the first budget hearing. She noted that final adoption of the budget is scheduled for June 10.

City Manager Tanks added that, in coordination with the Finance Director, the City has been able to make accommodations within the established budget to provide additional constituent support services for both the Office of the Mayor and the Council at their request.

Mayor Owens called for questions; there were none. He opened the public hearing and called for anyone wishing to speak in opposition to the budget; none came forward. He then called for anyone wishing to speak in support of the budget; none came forward. Mayor Owens closed the public hearing.

Director Ellis read the FY2027 Budget Message to provide a final overview of the budget. Mayor Owens thanked Director Ellis for the concluding statement.

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 spoke during public comment:

Steve Jungk with the Mableton Improvement Coalition, expressed concerns regarding rezoning case REZ2026-002. He stated that MIC recommends denial of the application or approval with modifications.

Dave Mahloy on behalf of the Friends of the Concord Covered Bridge, expressed support for the Historic Preservation Ordinance. He thanked the Mayor and Council for allowing a pause in the adoption process to incorporate input from the organization. He noted that the organization has been active in the community for more than 40 years. He stated that the ordinance would place the City among approximately 150 communities in Georgia with a historic preservation ordinance and highlighted key historic features within the City.

Denny Wilson provided constructive criticism to the Mayor and Council, encouraging consideration of the public's time.

Jo Lahmon, with the South Cobb Region of the Cobb County Public Library, highlighted the Summer Reading Kickoff Party scheduled for Saturday and noted that the Summer

Reading Program (SRP) begins June 1 and is available to all participants. She emphasized that summer reading helps prevent academic learning loss among students. She also highlighted the Happy Helpings food program, which provides meals for children, and noted other upcoming events the library will host throughout the summer.

Sam Culbreath announced details regarding the Austell Community Taskforce 25th Annual Back-to-School Jam. He also provided information on the organization's monthly general meetings and encouraged community members to attend for additional engagement opportunities.

10. CONSENT AGENDA

Mayor Owens announced the item and called for a motion.

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

- a. **Approval to negotiate and execute in substantial format the stormwater maintenance agreement for Yancey Bros, property located at 450 Lee Industrial Blvd in Land Lot 597, 18th District, Cobb County, PIN 18059700100**
- b. **Approval of May 13, 2026 Regular Meeting Minutes**

11. UNFINISHED BUSINESS

- a. **REZ2026-002 (Second Read) - 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**

Mayor Owens announced the item and noted that it was a second reading. He recognized Community Development Director Tina Garver. Deputy Director Garver stated that the item is a rezoning application requesting a change from R-20 to Residential Duplex for the purpose of developing a duplex with an accessory dwelling unit.

Deputy Garver reviewed the following during the presentation:

- Zoning Map
- Future Land Use Map
- Aerial Map and Site Imagery
- Surrounding Areas
- Site Plan
- Proposed Elevations
- Proposed Elevation (HADU)
- Purpose and definition of RD Districts and Habitable accessory dwelling unit
- Zoning Criteria
- Planning Staff recommended approval with the conditions detailed in ORD 2026-05-05 to include the denial of the proposed accessory unit (HADU)

Deputy Director Garver noted that the applicant was present to address any questions.

Mayor Owens called for questions.

Councilmember McNeely confirmed that a third structure was not included as part of the approval, and Deputy Director Garver confirmed. He also inquired about adequate parking. Deputy Director Garver noted that Cobb County limits the site to one driveway and that staff would review the site plan during the building permitting process. She added that the unit includes a two-car garage and would likely meet minimum zoning requirements; however, Councilmember McNeely still expressed concern regarding parking.

Mayor Owens noted that the property, based on the Future Land Use Map, is relatively close to a Neighborhood Activity Center (NAC) designation, which supports higher density and increased walkability, as well as opportunities for more affordable housing.

Councilmember McNeely asked whether the applicant would be willing to consider changes to address parking concerns. Deputy Director Garver noted that a rear entry could help mitigate parking issues. The applicant then addressed the Council, stating that a 16-foot concrete driveway in the front would be utilized and should adequately accommodate access.

Councilmember Herndon also asked about parking, and Councilmember Ferguson inquired about sidewalks. Deputy Director Garver explained that, under the Code, sidewalks would be required for any development along the frontage, although the requirement was not listed among the stipulations and could be added. Further discussion followed, and the applicant stated that including a sidewalk would not be an issue.

Mayor Owens called for any additional questions; there were none. He reminded the Mayor and Council that this was a second reading and called for a motion.

Motion was made by Councilmember McNeely and seconded by Councilmember Ferguson to approve REZ 2026-002 (ORD 2026-05-05) 640 South Gordon Road, Parcel ID 1803800350 including all staff stipulations and conditions, adding to Stipulation #9 that a sidewalk shall be installed along the frontage. The motion carried 7-0.

b. Second 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. The presentation is included in the record.

Deputy Director Garver indicated that changes had been made between the first and second reading. She noted that the ordinance would establish a Historic Preservation Commission.

The following items were reviewed during the presentation:

- **Historic Preservation Commission Composition:** A citywide board of seven at-large members appointed by Council, serving three-year terms with a limit of no more than two consecutive terms.

- Historic Districts: Selection & Evaluation: At least three members must be professionals in architecture, history, planning, archaeology, or related disciplines.
- Landmarks: Definition & Criteria.
- Designation Process Timeline.
- Revisions to the ordinance included the following updates (four total revisions were referenced):
 1. Removal of the time limit on the moratorium for applications while a designation is pending.
 2. Criteria for Approval/Denial: Addition of consideration of the relationship to the exterior architectural style and pertinent features of other structures in the immediate neighborhood.
 3. Authorization for the Commission to adopt design guidelines and criteria.
 4. Commission member terms are structured to allow staggering, with two members serving one-year terms, two members serving two-year terms, and three members serving three-year terms.

Deputy Director Garver concluded the presentation and requested adoption by the Mayor and Council.

Councilmember Brown thanked staff and the Friends of the Concord Covered Bridge for their input in ensuring the City's ordinance was properly developed.

Motion to approve an Ordinance Creating Chapter 15, Historic Preservation, of the City Code of Ordinances (ORD 2026-05-06) by Councilmember Herndon and seconded by Councilmember McNeely. The motion passed 7-0.

12. NEW BUSINESS

- a. **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 (Deferred from May 13, 2026 meeting) - City Manager Bill Tanks**

Mayor Owens announced the item and asked City Manager Tanks for additional comments. City Manager Tanks stated that the item is intended to ensure alignment among all municipalities, including the seven cities and Cobb County. He noted that the delay was necessary to address outstanding questions raised by Councilmember Ferguson.

Motion to approve a Resolution approving an Intergovernmental Agreement with Cobb County and the Municipalities for the Use and Distribution of Proceeds and Distribution of Proceeds from the 2028 Special Purpose Local Option Sales Tax for Capital Outlay Projects by Councilmember Ferguson and seconded by Councilmember Herndon. The motion passed 7-0.

b. Safe Streets and Roads for all Program (SS4A) Grant Agreement FY 2025 City of Mableton - Community Development Director Michael Hughes

Mayor Owens announced the item and recognized Community Development Director Michael Hughes. Director Hughes provided background on the Safe Streets and Roads for All (SS4A) program offered through the United States Department of Transportation, a grant initiative that provides funding to support the development of comprehensive safety action plans and roadway improvements to enhance safety.

Director Hughes reminded the Mayor and Council that in June 2025, a resolution was approved authorizing the City to submit an application for the SS4A grant, including a local match. In December 2025, the City was notified that it had been selected to receive the award in the amount of \$240,000, with a \$60,000 local match, for a total project amount of \$300,000.

He noted that staff has been working with the U.S. Department of Transportation to finalize the grant agreement and is now requesting Council approval and authorization for the Mayor to execute the agreement, consistent with staff recommendation.

Mayor Owens clarified that the funds are intended for technical assistance and will help the City unlock future funding opportunities. He noted that the process will help identify how city streets can be made safer and support long-term solutions to address transportation challenges.

Director Hughes added that staff expects to have a scope of work prepared within the next few weeks and will then advertise and retain professional consulting services to provide recommendations.

Councilmember Ferguson clarified that there would be a reimbursement of City funds for this effort. Mayor Owens asked whether the approval would allow the City to select a service provider. Director Hughes clarified that the grant agreement would initiate the process to procure professional services.

Motion to approve and allow the Mayor to execute the Safe Streets and Roads for all Program (SS4A) Grant Agreement FY 2025 by Councilmember McNeely and seconded by Councilmember Ferguson. The motion passed 7-0.

The City Clerk clarified that the approval included authorization for the Mayor to execute the agreement. This was confirmed.

Councilmember Ferguson inquired about the use of drones within the City limits for certain purposes and whether notification is required or included in the scope of work or agreements with partner organizations. City Manager Tanks responded that drone use is subject to Federal Aviation Administration (FAA) approval processes. Mayor Owens noted that this is a separate effort.

c. Consideration and Approval of a Resolution of the City of Mableton Authorizing

Execution of Intergovernmental Agreements with Cobb County and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby

Mayor Owens announced the item. Discussion confirmed that the resolution was composed of the four intergovernmental agreements that were originally listed as Items 12C through 12F on the agenda. The four agreements include:

1. INTERGOVERNMENTAL AGREEMENT FOR DEPARTMENT OF TRANSPORTATION SERVICES BETWEEN COBB COUNTY, GEORGIA, AND THE CITY OF MABLETON;
2. INTERGOVERNMENTAL AGREEMENT FOR CERTAIN CONTRACT PAYMENTS WITH RESPECT TO CERTAIN OUTSTANDING BONDS BETWEEN COBB COUNTY, GEORGIA AND THE CITY OF MABLETON;
3. INTERGOVERNMENTAL AGREEMENT FOR LAW ENFORCEMENT SERVICES; and
4. INTERGOVERNMENTAL AGREEMENT FOR STORMWATER SERVICES BETWEEN COBB COUNTY, GEORGIA AND THE CITY OF MABLETON.

Mayor Owens called for discussion, there was none. He called for a Motion.

Motion to approve Resolution (RES 2026-05-06) Authorizing Execution of Intergovernmental Agreements with Cobb County and for other lawful purposes by Councilmember Brown and seconded by Councilmember Herndon. The motion passed 7-0.

13. OTHER BUSINESS/DISCUSSION

None.

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks acknowledged the success of the Mableton 4P National Day of Prayer event held in conjunction with the Mableton Pastors Collective, noting it was good to see the City come together for non-business community engagement. He commended the Finance Department for their work during the budget process and the Community Development Department for the completion of the Mableton 2045 Comprehensive Plan.

He also recognized Court Administrator Mallory Minor, who has been invited to speak at the Georgia Records Association Annual Conference. City Manager Tanks confirmed that the City has made its first \$3 million payment to Cobb County for police services.

Lastly, he highlighted that the City, through 4P, will support an upcoming food drive organized by the Family Life Restoration Center, with donation bins located in the lobby of the City's administrative building.

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

None.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember Davis thanked attendees of the Family Fun Day hosted by State Representatives Terry Cummings and Emeritus Roger Bruce, and expressed appreciation for the support at the Mayor's golf tournament, noting it was a successful and enjoyable event. As a veteran, he recognized Memorial Day and thanked all veterans for their service. He concluded by extending safe travel to those in attendance.

Councilmember McNeely thanked the City's leadership team and acknowledged the good-faith efforts made by both parties to reach a resolution between the City and the County. He expressed optimism about the City's future.

Councilmember Jeffcoat thanked those in attendance and seconded Councilmember Davis's comments regarding support for the Mayor's Educational Impact Fund at the golf tournament, noting its benefit to Pebblebrook High School. She highlighted the City's upcoming third anniversary and encouraged residents to participate in planned events, including the Seniors Brunch and worship services at local churches in Mableton. She also spoke about the public safety negotiations, noting the agreement required significant effort from both sides, and thanked residents for their patience during the process. She emphasized the importance of sharing information through multiple channels to ensure residents are well informed and encouraged residents to visit the City's website and subscribe to Mayor and Council newsletters for updates.

Councilmember Brown acknowledged local graduates and highlighted the achievements of students in Mableton. She noted that negotiations with the County were taken seriously, emphasizing that the primary concern is ensuring the safety of Mableton residents. She stated that she and the City remain committed to transparency.

Councilmember Ferguson thanked attendees of his town hall and expressed appreciation to the Girl Scouts of Greater Atlanta for hosting the event at their facility. He announced upcoming community events, including a yoga session on the Silver Comet Trail, the Mableton anniversary kick-off event on Thursday at Pastano, a litter clean-up on June 13 at the South Cobb Regional Library, and Mableton's birthday celebration this Saturday at Mableton Town Square. He also thanked Council's Executive Assistant, Jasmine Owens, for her hard work and support of the Council.

Councilmember Herndon recognized the 14 online viewers and provided background on the Lions Club. She acknowledged Graham Jagger of District 6, who was recognized by the Lions Club and received the Progressive Fellow Award for Humanitarian Service, and extended her congratulations to him.

Mayor Owens acknowledged Memorial Day and honored those who have served. He noted that he was invited to Pebblebrook High School to welcome new STEM Academy members and highlighted that they were all Mableton residents. He also recognized STEM program seniors who were awarded \$2 million in scholarships. He recognized Pebblebrook High School valedictorian Aliah Thorpe and South Cobb High School valedictorian Brody Jang. He emphasized that Mableton students are doing excellent work and noted the

importance of continued support from the community.

Mayor Owens acknowledged the success of the golf tournament held earlier in the day in support of the Mayor's Educational Impact Fund, which benefits local Mableton students. He highlighted the kickoff of Mableton's third birthday weekend and emphasized that there was something for everyone to enjoy. He noted that the celebration included the golf tournament, a reception at Pastano, the Seniors Living Legends Brunch, the Mableton Day Festival on Saturday, and a day of worship at local churches to uplift 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))

Mayor Owens confirmed the need for an Executive Session, which was affirmed by City Manager Tanks and City Attorney Walker-Ashby. Mayor Owens then called for a motion.

Motion was made by Councilmember McNeely and seconded by Councilmember Davis to go into Executive Session for litigation, real estate, and personnel at approximately 8:50pm. The motion passed unanimously. Yeas: Owens, Davis, McNeely, Jeffcoat, Brown, Ferguson and Herndon

Mayor Pro Tem Davis called for a motion while Mayor Owens was temporarily absent from the room. At that time, neither Mayor Owens nor Councilmember Ferguson were present.

Motion was made by Councilmember Herndon and seconded by Councilmember Brown to close Executive Session at approximately 10:34 pm. The motion carried 5-0. Yeas: Davis, Jeffcoat, Brown, Herndon and McNeely

18. ADJOURNMENT

Mayor Pro Tem Davis called for a motion while Mayor Owens was temporarily absent from the room. At that time, neither Mayor Owens nor Councilmember Ferguson were present.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Brown to adjourn at approximately 10:35 pm. The motion carried 5-0. Yeas: Davis, Jeffcoat, Brown, Herndon and McNeely

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk