CITY OF MABLETON, GEORGIA

Riverside EpiCenter 135 Riverside Pkwy, Mableton, GA 30168
June 10, 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 AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **INVOCATION**
4. **PLEDGE OF ALLEGIANCE**
5. **APPROVAL OF AGENDA**
6. **PUBLIC HEARINGS**
   a. **Second Public Hearing of FY 2027 Budget**

      Consideration and Approval of Second Read of Ordinance Adopting the FY 2027 Budget - Finance Director Karen Ellis
7. **PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS**
   a. **Presentation of the Municipal Leader Community and Workplace Culture Certificate to Councilwoman Keisha Jeffcoat - Freddie D. Broome, Director of Member Services of Georgia Municipal Association**
   b. **Project Update: Illegal Dumping Mitigation Efforts — Emily Ryan, Sustainability, Greenspace, and Beautification Director**
8. **APPOINTMENTS**
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.
10. **CONSENT AGENDA**
    a. **Ratification of Council member approved elevations - Morris Mill located at Cooper Lake Rd , PIN 17018100040**
    b. **Approval to negotiate and execute in substantial format the Stormwater Maintenance Agreement for Collection at Sweetwater, LLC, a property located at Old Bankhead**

Hwy in Land Lot 1296 and 1297, 19th District, Cobb County, PIN 19129600490 for a town house development

c. **Approval of May 27, 2026 Work Session Minutes (5:15 pm meeting)**

d. **Approval of May 27, 2026 Regular Meeting Minutes**

e. **Approval of May 11, 2026 Work Session Meeting Minutes (1245 Veterans Memorial Highway)**

f. **Approval for Mayor to sign and submit Georgia Department of Transportation Local Maintenance & Improvement Grant (LMIG) Application for Local Road Assistance Funds For Fiscal Year 2026 LRA Supplemental**

11. **UNFINISHED BUSINESS**

12. **NEW BUSINESS**

a. **Second Read - Consideration and Approval of an Ordinance Amending Chapter 2, Administration, of the City of Mableton Code of Ordinances - City Attorney Emilia Walker-Ashby**

13. **OTHER BUSINESS/DISCUSSION**

14. **CITY MANAGER'S ANNOUNCEMENTS/COMMENTS**

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

16. **MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS**

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))**

18. **ADJOURNMENT**

Persons with special needs relating to handicapped accessibility, disability, or foreign language may contact the City Clerk at (404) 927-9502 or susan.hiott@mableton.gov at least three days prior to the meeting. The clerk can be located at the City of Mableton Administrative Offices, 1245 Veterans Memorial Highway, Mableton, Georgia 30126 during regular office hours.

AGENDA ITEM MEMORANDUM

MEETING OF: June 10, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Second Public Hearing of FY 2027 Budget

Consideration and Approval of Second Read of Ordinance Adopting the FY 2027 Budget - Finance Director Karen Ellis

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. Budget Book 2027 FINAL
2. Budget Ordinance PH FY2027

FISCAL YEAR 2026 - 2027

APPROVED BUDGET

TABLE OF CONTENTS

Budget Ordinance 1

Budget Message 7

Fund Budgets

- General Fund - 100 10
- Tree & Beautification Fund - 220 29
- Operating Grants Fund - 250 30
- Six Flags Special Services District Fund - 270 31
- Public Safety Special Services District Fund - 271 32
- Hotel/Motel Tax Fund - 275 33
- Rental Motor Vehicle Excise Tax Fund - 280 34
- Capital Project Fund - 300 35
- Capital Grants Fund - 350 36
- Urban Redevelopment Agency Fund - 975 37

STATE OF GEORGIA **ORDINANCE**
COBB COUNTY
CITY OF MABLETON

AN ORDINANCE TO ADOPT THE BUDGET FOR FISCAL YEAR 2027, TO ESTABLISH AN EFFECTIVE DATE, TO REPEAL CONFLICTING ORDINANCES, AND FOR OTHER LAWFUL PURPOSES

WHEREAS, the City of Mableton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City is the Mayor and Council ("City Council") thereof;

WHEREAS, the City Charter Sec. 1.13 provides that the City Manager shall "prepare and submit the annual operating budget and capital budget to the City Council";

WHEREAS, a proposed budget prepared for Fiscal Year 2027 was made available for public review beginning on May 13, 2026, and public hearings were conducted on May 27, 2026, and June 10, 2026, following publication of notice in accordance with OCGA 36-81-5 and 36-81-6;

WHEREAS, the balanced budget has been reviewed by the City Council, and the City has determined that the budget prepared for Fiscal Year 2027 is consistent with applicable regulations, laws and policies and it therefore desires to adopt said budget; and

WHEREAS, the City Council finds this Ordinance to be in the bests interest of the health, safety, and welfare of the City.

IT IS HEREBY ORDAINED by the governing authority of the City of Mableton as follows:

Section 1. Adoption. the Mayor and Council of the City of Mableton hereby ordain that the budget ordinance for Fiscal Year 2027 be adopted as provided in the attached exhibit.

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Section 2. It is hereby declared to be the intention of the city council that:

(a) All sections, paragraphs, sentences, and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable, and constitutional.

(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause, or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause, or phrase of this Ordinance. No section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the city council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 3. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Ordinance for proofing and renumbering purposes.

Section 4. The City has not yet determined the date that it will transition zoning services from Cobb County, Georgia, to the City. As such, planning commission and board of zoning appeals members shall not officially act on any actual zoning application and/or case under this Ordinance, until such date that the City formally transitions zoning services from Cobb County, Georgia, to the City, in accordance with section 7.15 of the City Charter and/or other applicable laws. Planning commission and board of zoning appeals members may meet to participate in training and education related activities prior to the city's transition of zoning services from Cobb County, Georgia.

Section 5. The effective date of this Ordinance shall be July 1, 2026, unless required otherwise by the City Charter, state, and/or federal law. In the event that any effective date herein is determined by a Court of law to be invalid, said effective date shall instead be the earliest date allowed by law.

SO ORDAINED this ______ day of __________________ 2026.

ATTEST: CITY OF MABLETON, GEORGIA:

____________________________________ ____________________________________

Susan D. Hiott, City Clerk Michael Owens, Mayor

APPROVAL AS TO FORM:

____

Emilia Walker-Ashby, City Attorney

EXHIBIT – FISCAL YEAR 2027 BUDGET

GENERAL FUND

Taxes	$	15,805,000
Licenses and Permits		1,650,500
Charges for Services		505,000
Other Revenue		200,000
Transfer from Hotel Motel		217,500
Total Estimated General Fund Revenues	**$**	**18,378,000**
Use of Prior Year Fund Balance		4,868,710
Total Estimated General Fund Funding Sources	**$**	**23,246,710**
City Council	$	497,800
City Mayor		493,300
City Manager		1,268,900
City Clerk		474,400
Finance & Administration		1,547,500
City Attorney		600,000
Information Technology		1,059,000
Human Resources		839,500
Risk Management		76,000
Facilities & Property Management		1,539,900
Communications		1,079,200
General Administration		605,700
Municipal Court		995,600
Public Works		225,000
Sustainability Greenspace & Beautification		815,100
Parks & Recreation		1,123,100
Community Development		3,691,100
Code Enforcement		1,217,600
Economic Development		1,024,100
Other Financing Uses		4,073,910
Total Estimated General Fund Expenditures	**$**	**23,246,710**

TREE & BEAUTIFICATION FUND

Development Impact Fees	$	0
Transfer In from General Fund		0
Total Estimated Tree & Beautification Fund Revenues	**$**	**0**
Council Approved Projects	$	160,000
Total Estimated Tree & Beautification Fund Expenditures	**$**	**160,000**

OPERATING GRANTS FUND

Federal, State, Local Grant Revenues	$	0
Transfer In from General Fund		0
Total Estimated Operating Grants Fund Revenues	**$**	**0**
Mayor's Alliance Fund Expenditures	$	14,000
Total Estimated Operating Grants Fund Expenditures	**$**	**14,000**

SIX FLAGS SPECIAL SERVICES DISTRICT FUND

Property Taxes	$	1,250,000
Interest Income		0
Total Estimated SFSSD Revenues	**$**	**1,250,000**
Contracted Services	$	54,000
Contingencies		1,196,000
Total Estimated SFSSD Expenditures	**$**	**1,250,000**

PUBLIC SAFETY SPECIAL SERVICES DISTRICT FUND

Property Taxes	$	21,000,000
Transfer In from General Fund		0
Total Estimated PSSSD Fund Revenues	**$**	**21,000,000**
Public Safety Services	$	21,000,000
Total Estimated PSSSD Fund Expenditures	**$**	**21,000,000**

HOTEL/MOTEL TAX FUND

Hotel/Motel Excise Taxes	$	500,000
Total Estimated Hotel/Motel Fund Revenues	**$**	**500,000**
Transfer to General Fund	$	187,500
Transfer to DMO		312,500
Total Estimated Hotel/Motel Fund Expenditures	**$**	**500,000**

RENTAL MOTOR VEHICLE EXCISE TAX FUND

Rental Motor Vehicle Excise Taxes	$	30,000
Total Estimated RMV Fund Revenues	**$**	**30,000**
Transfer to General Fund	$	30,000
Total Estimated RMV Fund Expenditures	**$**	**30,000**

CAPITAL PROJECTS FUND

Federal, State & Other Outside Funding	$	-
Transfer In from General Fund		3,000,000
Total Estimated Capital Project Fund Revenues	**$**	**3,000,000**
Use of Prior Year Fund Balance		811,707
Total Estimated Capital Project Funding Sources	**$**	**3,811,707**
Capital Contingency	$	1,500,000
Capital Purchase - Computer SW Finance	$	250,000
Capital Purchase - Computer SW Comm Dev	$	250,000
Capital Purchase - Computer Software		100,000
Capital Purchase - Computer Equipment		108,162
Capital Purchase - Vehicles		603,545
Community Building		1,000,000
Total Capital Project Fund Expenditures	**$**	**3,811,707**

CAPITAL GRANT FUND

Federal, State & Other Outside Funding	$	3,364,000
Transfer In from General Fund		100,000
Total Estimated Capital Grant Fund Revenues	**$**	**3,464,000**
CDBG	$	264,000
SS4A		300,000
LCI		200,000
LMIG		2,700,000
Total Capital Grant Fund Expenditures	**$**	**3,464,000**

URBAN REDEVELOPMENT AGENCY FUND

Interest Income	$	-
Transfer In from General Fund		973,910
Total Estimated URA Fund Revenues	**$**	**973,910**
Use of Prior Year Fund Balance		3,236,504
Total Estimated URA Funding Sources	**$**	**4,210,414**
Capital Outlay	$	3,236,504
Principal Debt Retirement		380,000
Interest Expense		593,910
Total URA Fund Expenditures	**$**	**4,210,414**

May 27, 2026

Dear Mayor and City Council,

The proposed Fiscal Year (FY) 2027 Budget is submitted to the Mableton City Council in compliance with State Law (O.C.G.A. § 36-81-2 et seq.). This budget was developed based on the priorities adopted by City Council in March 2026, including Fiscal Soundness, Community Engagement, Green Initiatives, Housing Initiatives, Managed Growth, Technology and Innovation, and Responsible Development.

The FY2027 Budget maintains adequate reserves in fund balance to ensure sound fiscal integrity of the City of Mableton (City). The FY2027 Budget includes resources that will allow the City to provide a high level of general government services to the citizens of Mableton. This proposed budget also provides capital funding to establish the City's growing infrastructure needs.

The budget process included an assessment to determine the quality of services delivered and projected operational needs. The City Manager and Finance Director met with departments to assess projected goals and to discuss the resources needed to meet these goals. Guidance and direction were also obtained through City Council Budget Review Meetings. During these Review Meetings, City Council received briefings about economic conditions and short-term economic outlook, budget planning assumptions, operating department requests for resources, and capital programs.

Public hearings are scheduled to gain citizen input and enable all members of the City Council to better understand the needs of the entire community prior to budget adoption. The final budget is scheduled to be adopted by the City Council on June 10, 2026.

The proposed budgets for all operating, special revenue, and capital funds total $57,686,831. The City's General Fund provides for general government operations of the City and maintains adequate working capital necessary for the City's financial health and stability. This fund accounts for most of Mableton's operations and has a budget of $23,246,710. The remaining funds include the Tree and Beautification Fund, the Operating Grants Fund, Six Flags Special Services District Fund, the Public Safety Special District Fund, the Hotel/Motel Tax Fund, the Rental Motor Vehicle Excise Tax Fund, the Capital Project Fund, the Capital Grants Project Fund, and the Urban Redevelopment Agency Fund. The Capital Project Funds adopt project length budgets where the adopted appropriations do not lapse at the end of a fiscal year; they remain in effect until project completion or re-appropriation by City Council.

The FY2027 General Fund Budget provides for $12,117,900 for personnel and related benefits (52%); $6,454,900 (28%) for operations and equipment; $3,700,000 (16%) for capital improvements; and $973,910 (4%) towards debt service. All eligible City employees may receive a 2.5% cost of living salary increase.

The City's goal is to adopt an operating budget where current revenues equal anticipated expenditures. All departments supported by the resources of the City must function within the limits of the financial resources identified or available specifically to them. Budgets cannot exceed available resources, defined as revenues generated in the current period added to balances carried forward from prior years.

The budget is a dynamic rather than static plan, which allows for adjustments and amendments as circumstances change. The City Council must approve all increases in fund/department appropriations. Amounts in this budget may be reallocated within departments by approval of the Finance Director and City Manager if the total budgeted amounts do not exceed these appropriations by department. Department Heads submit budget amendment requests transferring appropriations from one line item to another within the specific department appropriation with approval by the Finance Director and the City Manager.

Under the City's utilized financial policies, the City's fund balance is maintained at or above $6.6 million, or 33% of budgeted revenues. The purpose of fund balance is to provide adequate cash flow, to cover the costs of unforeseen emergencies, shortfalls in revenue, as well as eliminate any short-term borrowing for cash flow purposes. The focus of the FY2027 Budget is to provide excellent services to our citizens and business customers and to continue to allocate significant resources dedicated to improving infrastructure and the City's quality of life.

Tree & Beautification Fund

This fund accounts for revenues received from development that reduces tree canopy below mandated minimums. All revenues collected in this fund are used to enhance tree canopy and beautification on rights of way and on public properties. Since there is adequate funding from the prior year, the amount allocated from the General Fund for FY2027 budget is set to $0.

Operating Grants Fund

This fund accounts for grant revenues received for noncapital expenditures from federal, state, and local agencies. Currently in this fund is the Mayor's Summer Nutrition and Family Empowerment Initiative grant. The anticipated revenues budgeted for FY2027 is $0.

Six Flags Special Services District Fund

This fund accounts for the ad valorem taxes being collected in the Six Flags Area Special Services District, established in 2015. The taxes collected will be used to fund future redevelopment projects, wayfinding and gateway signage, and landscape improvements in the area. The anticipated taxes budgeted for FY2027 is $1,250,000.

Public Safety Special Services District Fund

This fund accounts for the ad valorem taxes being collected for the Public Safety Special Services District established in 2025. The taxes collected will be used to fund future public safety services within the City. The anticipated taxes budgeted for FY2027 is $21,000,000.

Hotel Motel Tax Fund

The room taxes imposed upon hotels and motels located within the City are accounted for in this fund. A portion of these funds can be retained by the City, and a portion is expended for a narrow range of projects and activities allowed by State Law (O.C.G.A. § 48-13-51). These funds are currently distributed as follows:

City General Fund - 37.50%, Destination Marketing Organization (DMO) services – 43.75%, and the promotion/marketing of the City - 18.75%. The anticipated taxes budgeted for FY2027 is $500,000.

Rental Motor Vehicle Excise Tax Fund

The excise taxes levied upon each rental charge collected by any rental motor vehicle concern located within the City are accounted for in this fund (O.C.G.A. § 48-13-93). The anticipated taxes budgeted for FY2027 is $30,000.

Capital Projects Fund

This fund accounts for all facilities, parks, and infrastructure construction in the City. Funds are derived from contributions from the General Fund as well as other grants and funding sources. The appropriations in this fund do not lapse at year-end, but rather, unspent amounts are carried forward to future periods until the individual projects are completed. The FY2027 budgeted transfer for this fund is $3,000,000.

Capital Grant Projects Fund

This fund accounts for grant revenues received for capital expenditures from federal, state, and local agencies. Currently in this fund is budgeted the Community Development Block Grant (CDBG), the Safe Streets and Roads for All Grant (SS4A), the Livable Centers Initiative Grant (LCI), and the Local Maintenance & Improvement Grant (LMIG). The anticipated revenues budgeted for FY2027 is $3,464,000.

Urban Redevelopment Agency Fund

This fund accounts for urban redevelopment projects and their resulting debt service within the Urban Redevelopment Area. Funds are derived from contributions from the General Fund, bond proceeds, and other funding sources. The appropriations in this fund do not lapse at year-end, but rather, unspent amounts are carried forward to future periods. The operations appropriations for these projects, which includes debt service related to the bond issuances, will continue once expenditure of bond proceeds is complete. The total funding for debt service in the FY2027 budget is $973,910.

The City of Mableton FY2027 Budget is the culmination of the approved City Council Priorities along with significant citizen engagement and feedback throughout the previous fiscal year. This budget provides the needed resources to provide services and projects that meet the needs of our citizens, now and in the future.

The FY 2027 Budget reflects Mableton's commitment to financial discipline, transparency, accountability, and fiscal prudence. Finally, our sincere appreciation is expressed to staff and department heads for the amount of work and effort expended in this process under tremendous time pressures.

Respectfully Submitted,

W L Tanks Jr.

William Tanks
City Manager

Karen Ellis
Finance Director

GENERAL FUND 100 - SUMMARY
FY 2027 APPROVED BUDGET

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget	%
REVENUES						
Property Taxes (TAVT)	3,114,599	2,897,760	2,919,196	2,850,000	2,850,000	0.00%
Franchise Taxes	1,817,421	2,561,409	3,961,447	2,265,000	2,950,000	30.24%
Excise Taxes	0	0	110,000	0	100,000	N/A
Business & Occupational Tax	1,364,729	2,624,668	2,981,523	2,500,000	2,605,000	4.20%
Insurance Premium Taxes	0	0	8,380,000	8,380,000	7,300,000	-12.89%
Licenses & Permits	0	299,016	1,850,500	1,000,000	1,650,500	65.05%
Charges for Services	0	281,081	617,000	211,000	505,000	139.34%
Municipal Court	0	0	10,000	0	0	N/A
Interest	17,052	112,519	425,000	20,000	200,000	900.00%
Miscellaneous	0	2,600	7,689	0	0	N/A
Transfer from Other Funds	0	375,065	247,129	176,093	217,500	23.51%
Other Financing Sources	148,724	719,079	0	0	0	N/A
Total Revenues	**6,462,525**	**9,873,197**	**21,509,484**	**17,402,093**	**18,378,000**	**5.61%**
EXPENDITURES						
City Council	275,169	319,128	403,507	490,100	497,800	1.57%
City Mayor	91,087	180,967	478,554	508,300	493,300	-2.95%
City Manager	50,403	441,009	730,449	794,800	1,268,900	59.65%
City Clerk	95,286	240,594	336,653	421,350	474,400	12.59%
Finance & Administration	158,817	588,946	1,025,512	1,374,260	1,547,500	12.61%
City Attorney	503,519	573,770	529,333	600,000	600,000	0.00%
Information Technology	51,970	254,557	603,021	951,100	1,059,000	11.34%
Human Resources	31,370	350,338	521,902	679,400	839,500	23.56%
Risk Management	0	16,260	48,755	85,000	76,000	-10.59%
Facilities & Property Management	20,370	1,747,691	1,539,277	1,796,900	1,539,900	-14.30%
Communications	41,297	77,249	479,202	584,050	1,079,200	84.78%
General Administration	0	25,574	156,472	234,700	605,700	158.07%
Municipal Court	0	1,689	431,828	730,900	995,600	36.22%
Public Works	0	0	0	0	225,000	N/A
Sustainability Greenspace & Beautificatio	0	122,804	336,521	481,400	815,100	69.32%
Parks & Recreation	0	93,451	346,640	818,900	1,123,100	37.15%
Community Development	244,823	1,160,991	2,497,927	2,827,600	3,691,100	30.54%
Code Enforcement	0	439,021	764,632	1,058,200	1,217,600	15.06%
Economic Development	0	19,321	521,759	618,800	1,024,100	65.50%
Other Financing Uses	53,000	145,400	0	0	0	N/A
Transfers to Other Funds	0	0	5,300,333	5,300,333	4,073,910	-23.14%
	1,617,111	**6,798,760**	**17,052,277**	**20,356,093**	**23,246,710**	**14.20%**

GENERAL FUND 100 - REVENUE
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
10090	311315	Motor Vehicle (TAVT)	3,114,599	2,897,760	2,919,196	2,850,000	2,850,000
10090	311710	Electric Franchise Fee	1,450,357	1,815,894	2,966,447	1,850,000	2,000,000
10090	311730	Gas Franchise Fee	367,064	555,266	345,000	415,000	350,000
10090	311750	Cable TV Franchise Fee	0	190,249	650,000	0	600,000
10090	314200	Retail Excise Tax-Alcohol	0	0	110,000	0	100,000
10090	316100	Business & Occupational Tax	1,364,729	2,624,668	2,981,523	2,500,000	2,605,000
10090	316201	Insurance Premium Tax	0	0	8,380,000	8,380,000	7,300,000
		Total Taxes	**6,296,749**	**8,083,837**	**18,352,166**	**15,995,000**	**15,805,000**
10060	321130	Alcohol License	0	0	380,000	0	350,000
10060	322200	Building Permits	0	299,016	1,400,000	1,000,000	1,250,000
10060	322210	Zoning & Land Dev Permit	0	0	70,000	0	50,000
10060	323300	Short-Term Rental Permit	0	0	500	0	500
		Total Licenses and Permits	**0**	**299,016**	**1,850,500**	**1,000,000**	**1,650,500**
10050	341910	Election Qualifying Fees	0	0	3,000	0	0
10050	344190	Environmental Mgmt Fees	0	276,631	600,000	210,000	500,000
10050	347500	Recreation Fees	0	4,450	14,000	1,000	5,000
		Total Charges for Services	**0**	**281,081**	**617,000**	**211,000**	**505,000**
10020	351171	Municipal Court Fines	0	0	10,000	0	0
		Total Fines and Forfeitures	**0**	**0**	**10,000**	**0**	**0**
10090	361401	Interest Earnings	17,052	112,519	425,000	20,000	200,000
		Total Investment Earnings	**17,052**	**112,519**	**425,000**	**20,000**	**200,000**
10090	371000	Donations/Private Contributions	0	2,600	2,500	0	0
10090	389009	Miscellaneous Revenues	0	0	3,200	0	0
10090	389200	Insurance Reimbursements	0		1,989	0	0
10090	391275	Transfers in Hotel/Motel	0	375,065	211,662	140,625	187,500
10090	391280	Transfers in Rental Motor Veh	0	0	35,468	35,468	30,000
10090	392100	Sale of Assets	0		0	0	0
10090	393500	Proceeds from Capital Leases	148,724	719,079	0	0	0
		Miscellaneous Revenue	**148,724**	**1,096,744**	**254,818**	**176,093**	**217,500**
		TOTAL REVENUES	**6,462,525**	**9,873,197**	**21,509,484**	**17,402,093**	**18,378,000**

CITY COUNCIL

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
1001110	511100.00	REGULAR SALARIES	177,365	178,508	186,440	202,500	204,300
1001110	512100.00	HEALTH INSURANCE	0	0	12,912	25,600	28,400
1001110	512200.00	SOCIAL SECURITY	10,377	11,584	10,338	12,600	12,700
1001110	512300.00	MEDICARE	2,427	2,709	2,418	2,900	3,000
1001110	512400.00	RETIREMENT CONTRIBUTIONS	0	1,752	1,241	4,700	4,200
1001110	512700.00	WORKERS' COMPENSATION	0	0	509	1,900	2,000
		Total Salaries and Benefits	**190,168**	**194,553**	**213,858**	**250,200**	**254,600**
1001110	521200.00	PROFESSIONAL SERVICES	7,397	4,390	29,200	34,800	34,800
1001110	522310.00	COUNCIL MEETING RENTAL SPACE	486	18,539	30,327	18,000	25,800
1001110	523300.00	ADVERTISING	0	0	5,887	0	5,000
1001110	523400.00	PRINTING & BINDING	2,299	1,631	458	500	500
1001110	523500.00	TRAVEL	18,673	19,733	11,829	12,000	12,000
1001110	523600.00	PLANNING CONFERENCE	0	0	0	0	40,000
1001110	523600.00	DUES & FEES	24,939	41,443	13,671	3,000	13,500
1001110	523700.00	EDUCATION/TRAINING	20,463	10,764	20,090	20,100	20,100
1001110	523905.00	COUNCIL ALLOWANCE	6,564	16,742	15,119	18,000	18,000
1001110	523905.99	DISCRETIONARY-CAPITAL	0	0	50,000	120,000	60,000
1001110	531100.00	GENERAL OPERATING SUPPLIES	776	1,878	3,315	7,000	7,000
1001110	531300.00	HOSPITALITY	3,404	9,455	9,753	6,500	6,500
		Total Operations and Capital	**85,001**	**124,574**	**189,649**	**239,900**	**243,200**
		Total	**275,169**	**319,128**	**403,507**	**490,100**	**497,800**

PERSONNEL INFORMATION - CITY COUNCIL

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Councilmembers	6	6	6	6	6
Administrative Assistant	1	1	1	1	1
TOTAL POSITIONS	**7**	**7**	**7**	**7**	**7**

CITY MAYOR

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
1001310	511100.00	REGULAR SALARIES	54,029	116,363	287,610	300,400	303,400
1001310	512100.00	HEALTH INSURANCE	0	2,841	40,840	76,800	85,100
1001310	512200.00	SOCIAL SECURITY	3,194	7,356	14,271	18,600	18,800
1001310	512300.00	MEDICARE	747	1,720	3,338	4,400	4,400
1001310	512400.00	RETIREMENT CONTRIBUTIONS	0	1,016	2,635	15,200	14,700
1001310	512700.00	WORKERS' COMPENSATION	0	0	803	3,000	3,000
		Total Salaries and Benefits	**57,970**	**129,296**	**349,497**	**418,400**	**429,400**
1001310	523300.00	ADVERTISING	0	0	7,388	0	5,000
1001310	523400.00	PRINTING & BINDING	115	296	990	400	400
1001310	523500.00	TRAVEL	6,616	8,863	9,000	9,000	9,000
1001310	523600.00	DUES & FEES	5,614	25,794	38,604	20,000	4,500
1001310	523700.00	EDUCATION/TRAINING	12,728	11,049	14,094	7,500	12,500
1001310	523900.00	CONTRACTUAL SERVICES	8,024	3,931	39,195	17,000	5,000
1001310	523905.00	MAYOR ALLOWANCE	0	1,052	5,000	5,000	5,000
1001310	523905.99	DISCRETIONARY/CAPITAL	0	0	5,000	25,000	12,500
1001310	531100.00	GENERAL OPERATING SUPPLIES	0	604	4,620	5,000	5,000
1001310	531300.00	HOSPITALITY	20	81	5,166	1,000	5,000
		Total Operations and Capital	**33,117**	**51,671**	**129,057**	**89,900**	**63,900**
		Total	**91,087**	**180,967**	**478,554**	**508,300**	**493,300**

PERSONNEL INFORMATION - CITY MAYOR

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Mayor	1	1	1	1	1
Chief of Staff	0	1	1	1	1
Public Relations Specialist	0	1	1	1	1
Administrative Assistant	1	1	1	1	1
TOTAL POSITIONS	**2**	**4**	**4**	**4**	**4**

CITY MANAGER

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
1001320	511100.00	REGULAR SALARIES	43,955	292,064	409,130	426,800	730,000
1001320	512100.00	HEALTH INSURANCE	0	40,349	82,373	10,000	226,800
1001320	512200.00	SOCIAL SECURITY	2,191	18,697	26,522	76,800	45,300
1001320	512300.00	MEDICARE	513	4,373	6,104	27,100	10,400
1001320	512400.00	RETIREMENT CONTRIBUTIONS	0	3,744	7,280	6,200	48,300
1001320	512700.00	WORKERS' COMPENSATION	0	0	1,124	34,500	7,100
1001320	512900.00	EMPLOYEE APPRECIATION	0	0	3,423	4,200	0
		Total Salaries and Benefits	**46,659**	**359,227**	**535,956**	**585,600**	**1,067,900**
1001320	521200.00	PROFESSIONAL SERVICES	0	21,722	96,029	100,000	100,000
1001320	523400.00	PRINTING & BINDING	0	2,273	0	500	500
1001320	523500.00	TRAVEL	0	9,398	4,537	12,000	21,000
1001320	523600.00	DUES & FEES	106	9,027	39,239	30,000	8,500
1001320	523700.00	EDUCATION/TRAINING	3,300	7,442	7,615	8,500	21,000
1001320	523710.00	COUNCIL PLANNING	0	26,162	18,264	15,200	0
1001320	523900.00	CONTRACTUAL SERVICES	275	2,785	10,929	21,000	30,000
1001320	531100.00	GENERAL OPERATING SUPPLIES	63	2,090	7,014	17,000	10,000
1001320	531300.00	HOSPITALITY	0	883	10,866	5,000	10,000
		Total Operations and Capital	**3,744**	**81,781**	**194,492**	**209,200**	**201,000**
		Total	**50,403**	**441,009**	**730,449**	**794,800**	**1,268,900**

PERSONNEL INFORMATION - CITY MANAGER

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
City Manager	1	1	1	1	1
Assistant City Manager	0	0	0	0	1
Special Project Manager	1	1	1	1	1
Administrative Supervisor	1	1	1	1	1
Executive Assistant	0	1	1	1	1
TOTAL POSITIONS	**3**	**4**	**4**	**4**	**5**

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
CITY CLERK							
1001330	511100.00	REGULAR SALARIES	26,387	125,660	198,961	217,800	264,300
1001330	512100.00	HEALTH INSURANCE	0	33,068	27,026	32,000	35,400
1001330	512200.00	SOCIAL SECURITY	1,264	7,488	11,187	13,600	16,400
1001330	512300.00	MEDICARE	296	1,751	2,616	3,300	3,800
1001330	512400.00	RETIREMENT CONTRIBUTIONS	0	1,504	1,920	11,100	11,900
1001330	512700.00	WORKERS' COMPENSATION	0	0	0	1,900	2,600
		Total Salaries and Benefits	**27,946**	**169,471**	**241,711**	**279,700**	**334,400**
1001330	521200.00	PROF SVCS-GENERAL	0	0	8,225	13,000	44,000
1001330	521300.00	TECHNICAL SERVICES	44,074	34,595	50,266	51,100	44,700
1001330	523300.00	ADVERTISING	313	1,418	391	1,000	1,000
1001330	523400.00	PRINTING & BINDING	198	572	415	1,000	1,000
1001330	523500.00	TRAVEL	0	6,174	8,099	10,550	7,900
1001330	523600.00	DUES & FEES	0	20,232	861	1,000	1,500
1001330	523700.00	EDUCATION/TRAINING	0	4,415	6,229	8,000	7,900
1001330	523900.00	CONTRACTUAL SERVICES	22,460	1,717	15,000	50,000	25,000
1001330	531100.00	GENERAL OPERATING SUPPLIES	295	1,973	4,985	5,000	6,000
1001330	531300.00	HOSPITALITY	0	27	472	1,000	1,000
		Total Operations and Capital	**67,340**	**71,123**	**94,942**	**141,650**	**140,000**
		Total	**95,286**	**240,594**	**336,653**	**421,350**	**474,400**

PERSONNEL INFORMATION - CITY CLERK

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
City Clerk	1	1	1	1	1
Deputy City Clerk	1	1	1	1	1
Administrative Assistant (PT)	0	0	1	0	1
TOTAL POSITIONS	**2**	**2**	**3**	**2**	**3**

GENERAL FUND 100 - EXPENDITURES
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
FINANCE & ADMINISTRATION							
1001510	511100.00	REGULAR SALARIES	0	125,078	567,082	675,600	868,900
1001510	512100.00	HEALTH INSURANCE	0	17,332	125,399	153,700	226,800
1001510	512200.00	SOCIAL SECURITY	0	7,517	33,653	41,900	53,900
1001510	512300.00	MEDICARE	0	1,758	7,870	9,800	12,600
1001510	512401.00	RETIREMENT CONTRIBUTIONS	0	4,120	8,267	41,200	49,500
1001510	512700.00	WORKERS' COMPENSATION	0	0	2,436	7,200	8,700
		Total Salaries and Benefits	**0**	**155,805**	**744,707**	**929,400**	**1,220,400**
1001510	521200.00	PROFESSIONAL SERVICES	114,745	338,008	18,527	20,000	25,000
1001510	521210.00	PROF SERVICES-AUDIT	0	24,000	25,500	25,000	26,000
1001510	521300.00	TECHNICAL SERVICES	30,523	33,404	98,427	81,500	200,000
1001510	523400.00	PRINTING & BINDING	0	235	3,172	500	7,600
1001510	523500.00	TRAVEL	0	33	6,909	5,000	26,000
1001510	523600.00	DUES & FEES	40	14	3,057	2,500	1,500
1001510	523700.00	EDUCATION/TRAINING	0	3,019	10,572	10,000	26,000
1001510	523900.00	CONTRACTUAL SERVICES	10,031	3,086	0	0	5,000
1001510	523950.00	BANK SERVICE CHARGES	957	2,299	5,909	2,500	0
1001510	531100.00	GENERAL OPERATING SUPPLIES	2,521	4,618	8,252	10,000	10,000
1001510	531300.00	FOOD & HOSPITALITY	0	0	152	0	0
1001510	531700.00	UNIFORMS	0	0	328	0	0
1001510	542400.00	COMPUTER EQUIPMENT	0	24,425	100,000	287,860	0
		Total Operations and Capital	**158,817**	**433,141**	**280,805**	**444,860**	**327,100**
		Total	**158,817**	**588,946**	**1,025,512**	**1,374,260**	**1,547,500**

PERSONNEL INFORMATION - FINANCE

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Finance Director	0	1	1	1	1
Deputy Finance Director	0	1	1	1	1
Purchasing Manager	0	1	1	1	1
Contract Specialist	0	0	0	0	1
Revenue Manager	0	0	0	1	1
Revenue Analyst	0	1	1	1	1
Finance Analyst	0	1	1	2	2
Administrative Assistant	0	0	0	1	0
TOTAL POSITIONS	**0**	**5**	**5**	**8**	**8**

GENERAL FUND 100 - EXPENDITURES
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
CITY ATTORNEY							
1001530	521250.00	PROF SERVICES-LEGAL CITY ATTORNEY	385,544	491,526	432,000	500,000	500,000
1001530	521255.00	PROF SERVICES-LEGAL EXTERNAL	117,975	82,244	97,333	100,000	100,000
		Total	**503,519**	**573,770**	**529,333**	**600,000**	**600,000**
INFORMATION TECHNOLOGY							
1001535	511100.00	REGULAR SALARIES	0	31,383	192,464	390,100	399,800
1001535	512100.00	HEALTH INSURANCE	0	29	9,506	102,000	113,000
1001535	512200.00	SOCIAL SECURITY	0	1,915	11,888	24,200	24,600
1001535	512300.00	MEDICARE	0	448	2,780	5,700	5,800
1001535	512401.00	RETIREMENT CONTRIBUTIONS	0	1,880	3,723	21,500	22,100
1001535	512700.00	WORKERS' COMPENSATION	0	0	1,044	3,900	4,000
		Total Salaries and Benefits	**0**	**35,655**	**221,405**	**547,400**	**569,300**
1001535	521200.00	PROFESSIONAL SERVICES	31,719	13,768	78,319	100,000	65,000
1001535	521300.00	TECHNICAL SERVICES-SW & LIC	0	20,464	114,896	115,000	172,200
1001535	522320.00	EQUIPMENT LEASE	0	313	18,309	10,400	18,900
1001535	523200.00	COMMUNICATIONS	2,309	20,130	83,842	91,000	124,600
1001535	523500.00	TRAVEL	0	2,447	4,457	0	12,000
1001535	523600.00	DUES & FEES	2,596	864	2,655	6,500	5,000
1001535	523700.00	EDUCATION/TRAINING	1,620	1,141	8,392	5,000	12,000
1001535	523900.00	CONTRACTUAL SERVICES	0	2,131	5,000	10,800	25,000
1001535	531100.00	GENERAL OPERATING SUPPLIES	0	4,537	37,009	15,000	25,000
1001535	531600.00	SMALL TOOLS & EQUIPMENT	13,726	1,368	28,739	20,000	30,000
1001535	542400.00	COMPUTER EQUIPMENT	0	151,739	0	30,000	0
		Total Operations and Capital	51,970	218,902	381,616	403,700	489,700
		Total	**51,970**	**254,557**	**603,021**	**951,100**	**1,059,000**

PERSONNEL INFORMATION - INFORMATION TECHNOLOGY

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
IT Director	0	1	1	1	1
IT Technician	0	1	1	2	2
Data Analyst	0	1	0	1	1
TOTAL POSITIONS	**0**	**3**	**2**	**4**	**4**

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
HUMAN RESOURCES							
1001540	511100.00	REGULAR SALARIES	0	111,261	274,418	333,100	457,400
1001540	512100.00	HEALTH INSURANCE	17,231	6,135	45,336	76,800	113,400
1001540	512200.00	SOCIAL SECURITY	0	6,732	16,624	20,700	28,400
1001540	512300.00	MEDICARE	0	1,574	3,888	4,800	6,600
1001540	512401.00	RETIREMENT CONTRIBUTIONS	0	2,216	4,173	19,000	26,100
1001540	512700.00	WORKERS' COMPENSATION	4,217	14,346	883	3,300	4,600
1001540	512900.00	EMPLOYEE APPRECIATION	0	0	333	0	10,000
		Total Salaries and Benefits	**21,448**	**142,265**	**345,655**	**457,700**	**646,500**
1001540	521200.00	PROFESSIONAL SERVICES	8,733	174,725	63,397	100,000	60,000
1001540	521300.00	TECHNICAL SERVICES	0	953	45,183	54,600	50,000
1001540	523240.00	POSTAGE	0	0	40	0	100
1001540	523300.00	ADVERTISING	0	14	10,469	15,000	7,500
1001540	523400.00	PRINTING & BINDING	0	263	5,268	7,500	4,000
1001540	523500.00	TRAVEL	0	20	6,722	7,500	14,000
1001540	523600.00	DUES & FEES	0	7,503	14,087	5,000	15,400
1001540	523700.00	EDUCATION/TRAINING	0	26	13,803	14,100	14,000
1001540	523900.00	CONTRACTUAL SERVICES	1,189	19,468	0	5,000	5,000
1001540	531100.00	GENERAL OPERATING SUPPLIES	0	1,019	6,316	8,000	8,000
1001540	531300.00	FOOD/HOSPITALITY	0	4,081	4,576	5,000	5,000
1001540	531600.00	SMALL EQUIPMENT (<$10,000)	0	0	4,119	0	5,000
1001540	531705.00	WELLNESS PROGRAM	0	0	2,267	0	5,000
		Total Operations and Capital	**9,922**	**208,073**	**176,247**	**221,700**	**193,000**
		Total	**31,370**	**350,338**	**521,902**	**679,400**	**839,500**

PERSONNEL INFORMATION - HUMAN RESOURCES

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
HR Director	0	1	1	1	1
HR Manager	0	1	1	1	1
HR Supervisor	0	0	0	0	1
HR Specialist	0	1	1	1	1
TOTAL POSITIONS	**0**	**3**	**3**	**3**	**4**

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
RISK MANAGEMENT							
1001555	523100.00	GENERAL LIABILITY INSURANCE	0	16,260	16,018	26,700	25,000
1001555	523110.00	AUTOMOBILE INSURANCE	0	0	1,484	2,500	7,000
1001555	523120.00	PUBLIC OFFICIALS INSURANCE	0	0	27,706	46,200	30,000
1001555	523130.00	PROPERTY DAMAGE INSURANCE	0	0	2,480	2,000	6,000
1001555	523140.00	CRIME COVERAGE INSURANCE	0	0	1,067	1,800	2,000
1001555	523150.00	CYBERSECURITY INSURANCE	0	0	0	5,800	3,000
1001555	523199.00	DEDUCTIBLE CLAIMS	0	0	0	0	3,000
		Total	**0**	**16,260**	**48,755**	**85,000**	**76,000**

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
FACILITIES & PROPERTY MANAGEMENT							
1001565	511100.00	REGULAR SALARIES	0	0	0	58,200	49,600
1001565	512101.00	HEALTH INSURANCE	0	0	0	25,600	0
1001565	512200.00	SOCIAL SECURITY	0	0	0	3,600	3,100
1001565	512300.00	MEDICARE	0	0	0	800	700
1001565	512401.00	RETIREMENT CONTRIBUTIONS	0	0	0	3,300	0
1001565	512700.00	WORKERS' COMPENSATION	0	0	161	600	500
		Total Salaries and Benefits	**0**	**0**	**161**	**92,100**	**53,900**
1001565	521200.00	PROFESSIONAL SERVICES	1,250	2,250	0	0	0
1001565	521300.00	TECHNICAL SERVICES	0	0	547	2,400	3,000
1001565	522110.00	DISPOSAL/GARBAGE PICK-UP	0	0	4,323	0	4,200
1001565	522100.00	CLEANING	0	616	70,649	144,000	216,000
1001565	522210.00	REPAIRS & MAINTENANCE-ROW	0	0	1,267	5,000	50,000
1001565	522220.00	REPAIRS & MAINTENANCE-VEHICLES	0	72	13,447	2,500	15,000
1001565	522230.00	REPAIRS & MAINTENANCE-BLDGS	0	1,822	43,146	4,800	50,000
1001565	522310.00	BUILDING OPERATING LEASE	12,351	45,848	251,696	307,500	468,100
1001565	523600.00	DUES & FEES	0	1,282	5,477	6,000	6,000
1001565	531100.00	GENERAL OPERATING SUPPLIES	4,556	2,358	16,210	10,000	15,000
1001565	531210.00	WATER	0	158	3,242	3,600	6,200
1001565	531220.00	NATURAL GAS	0	1,867	3,011	2,400	10,800
1001565	531230.00	ELECTRICITY	0	4,931	22,021	15,600	26,700
1001565	531600.00	SMALL TOOLS & EQUIPMENT	2,213	3,050	22,652	1,000	15,000
1001565	541200.00	SITE IMPROVEMENTS	0	1,653,971	1,024,879	1,200,000	600,000
1001565	542300.00	FURNITURE & FIXTURES	0	29,467	56,550	0	0
		Total Operations and Capital	20,370	1,747,691	1,539,116	1,704,800	1,486,000
		Total	**20,370**	**1,747,691**	**1,539,277**	**1,796,900**	**1,539,900**

PERSONNEL INFORMATION - FACILITIES & PROPERTY MANAGEMENT

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Facilities Tech (PT)	0	0	0	1	1
TOTAL POSITIONS	**0**	**0**	**0**	**1**	**1**

GENERAL FUND 100 - EXPENDITURES
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
COMMUNICATIONS							
1001570	511100.00	REGULAR SALARIES	0	33,386	256,830	295,300	459,000
1001570	512100.00	HEALTH INSURANCE	0	5,310	64,772	76,800	170,100
1001570	512200.00	SOCIAL SECURITY	0	2,070	16,608	18,300	28,500
1001570	512300.00	MEDICARE	0	484	3,884	4,300	6,700
1001570	512401.00	RETIREMENT CONTRIBUTIONS	0	2,216	3,613	16,700	26,200
1001570	512700.00	WORKERS' COMPENSATION	0	0	776	2,900	4,600
		Total Salaries and Benefits	**0**	**43,466**	**346,483**	**414,300**	**695,100**
1001570	521200.00	PROFESSIONAL SERVICES	16,450	5,800	20,000	50,000	140,000
1001570	521300.00	TECHNICAL SERVICES	0	2,397	28,693	29,000	69,000
1001570	521330.00	EVENT SERVICES	0	0	6,500	7,000	0
1001570	523300.00	ADVERTISING	6,120	11,766	28,503	28,750	71,000
1001570	523500.00	TRAVEL	0	0	0	0	13,800
1001570	523600.00	DUES & FEES	302	100	0	0	1,500
1001570	523700.00	EDUCATION/TRAINING	3,500	0	0	0	13,800
1001570	523900.00	CONTRACTUAL SERVICES	6,452	13,109	3,060	5,000	15,000
1001570	531100.00	GENERAL OPERATING SUPPLIES	8,473	611	45,964	35,000	45,000
1001570	531600.00	SMALL EQUIPMENT < $10,000	0	0	0	0	15,000
1001570	542100.00	MACHINERY & EQUIPMENT	0	0	0	15,000	0
		Total Operations and Capital	41,297	33,783	132,719	169,750	384,100
		Total	**41,297**	**77,249**	**479,202**	**584,050**	**1,079,200**

PERSONNEL INFORMATION - COMMUNICATIONS

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Communications Director	0	1	1	1	1
Digital Communications Specialist	0	1	1	1	1
Graphics Designer	0	1	1	1	1
Visual Media Specialist	0	0	0	0	1
Administrative Assistant	0	0	0	0	1
TOTAL POSITIONS	**0**	**3**	**3**	**3**	**5**

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
GENERAL ADMINISTRATION							
1001595	511200.00	PART-TIME/SEASONAL EMPLOYEES	0	6,794	5,541	78,000	78,000
1001595	512200.00	SOCIAL SECURITY	0	421	344	4,800	4,800
1001595	512300.00	MEDICARE	0	99	80	1,100	1,100
1001595	512700.00	WORKERS' COMPENSATION	0	0	215	800	800
1001595	521200.00	PROFESSIONAL SERVICES	0	243	150,000	150,000	410,000
1001595	521300.00	TECHNICAL SERVICES	0	7,376	292	0	0
1001595	522320.00	POSTAGE	0	25	0	0	1,000
1001595	523600.00	DUES & FEES	0	0	0	0	25,000
1001595	523900.00	OTHER PURCHASED COSTS	0	0	0	0	35,000
1001595	531100.00	GENERAL OPERATING SUPPLIES	0	10,617	0	0	0
1001595	579000.00	CONTINGENCY	0	0	0	0	50,000
		Total	**0**	**25,574**	**156,472**	**234,700**	**605,700**

PERSONNEL INFORMATION - GENERAL ADMINISTRATION

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Seasonal (PT)	0	0	5	5	5
TOTAL POSITIONS	**0**	**0**	**5**	**5**	**5**

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
MUNICIPAL COURT							
1002650	511100.00	REGULAR SALARIES	0	529	222,550	345,000	511,000
1002650	512101.00	HEALTH INSURANCE	0	0	55,438	76,800	170,100
1002650	512200.00	SOCIAL SECURITY	0	33	13,445	21,400	31,400
1002650	512300.00	MEDICARE	0	8	13,650	5,000	7,300
1002650	512401.00	RETIREMENT CONTRIBUTIONS	0	1,120	4,267	19,700	28,900
1002650	512700.00	WORKERS' COMPENSATION	0	0	937	3,500	5,100
		Total Salaries and Benefits	**0**	**1,689**	**310,286**	**471,400**	**753,800**
1002650	521200.00	PROF SERVICES-GENERAL	0	0	24,450	20,000	55,000
1002650	521250.00	PROF SERVICES-SOLICITOR	0	0	7,333	70,000	45,000
1002650	521260.00	PROF SERVICES-PUBLIC DEFENDER	0	0	6,417	70,000	45,000
1002650	521300.00	TECHNICAL SERVICES	0	0	22,855	50,000	40,000
1002650	523240.00	POSTAGE	0	0	104	0	800
1002650	523400.00	PRINTING & BINDING	0	0	0	500	500
1002650	523500.00	TRAVEL	0	0	3,584	5,000	15,000
1002650	523600.00	DUES & FEES	0	0	707	2,500	2,500
1002650	523700.00	EDUCATION/TRAINING	0	0	3,227	9,000	15,000
1002650	523900.00	CONTRACTUAL SERVICES	0	0	613	5,000	5,000
1002650	523950.00	MERCHANT SERVICES CHARGES	0	0	0	2,500	0
1002650	531100.00	GENERAL OPERATING SUPPLIES	0	0	13,581	25,000	15,000
1002650	531300.00	FOOD & HOSPITALITY	0	0	0	0	3,000
1002650	542400.00	CAPITAL OUTLAY-COMPUTERS	0	0	38,671	0	0
		Total Operations and Capital	**0**	**0**	**121,542**	**259,500**	**241,800**
		Total	**0**	**1,689**	**431,828**	**730,900**	**995,600**

PERSONNEL INFORMATION - MUNICIPAL COURT

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Court Administrator	0	1	1	1	1
Clerk of Court	0	1	1	1	1
Deputy Clerk of Court	0	0	0	0	1
Court Clerk	0	1	1	1	1
Deputy Court Clerk	0	0	0	0	1
Administrative Assistant	0	0	0	0	1
TOTAL POSITIONS	**0**	**3**	**3**	**3**	**6**

GENERAL FUND 100 - EXPENDITURES
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
PUBLIC WORKS							
1004100	521200.00	PROFESSIONAL SERVICES	0	0	0	0	150,000
1004100	522210.00	ROW MAINTENANCE	0	0	0	0	50,000
1004100	523900.00	CONTRACTUAL SERVICES	0	0	0	0	20,000
1004100	531100.00	GENERAL OPERATING SUPPLIES	0	0	0	0	5,000
		Total Operations and Capital	**0**	**0**	**0**	**0**	**225,000**
		Total	**0**	**0**	**0**	**0**	**225,000**
SUSTAINABILITY GREENSPACE & BEAUTIFICATION							
1004500	511100.00	REGULAR SALARIES	0	47,819	170,072	194,600	312,100
1004500	512101.00	HEALTH INSURANCE	0	5,363	25,117	51,200	85,100
1004500	512200.00	SOCIAL SECURITY	0	2,965	10,273	12,100	19,300
1004500	512300.00	MEDICARE	0	693	2,401	2,900	4,500
1004500	512401.00	RETIREMENT CONTRIBUTIONS	0	1,552	2,100	10,800	12,700
1004500	512700.00	WORKERS' COMPENSATION	0	0	509	1,900	3,100
		Total Salaries and Benefits	**0**	**58,392**	**210,472**	**273,500**	**436,800**
1004500	521200.00	PROFESSIONAL SERVICES	0	0	50,000	75,000	170,000
1004500	523300.00	ADVERTISING	0	0	1,928	1,000	7,500
1004500	523400.00	PRINTING & BINDING	0	345	0	1,000	2,000
1004500	523500.00	TRAVEL	0	699	1,116	7,400	9,400
1004500	523600.00	DUES & FEES	0	455	3,319	5,000	5,000
1004500	523700	EDUCATION/TRAINING	0	3,660	53	8,500	9,400
1004500	523900.00	CONTRACTUAL SERVICES	0	128	0	5,000	65,000
1004500	531100.00	GENERAL OPERATING SUPPLIES	0	1,893	14,683	20,000	30,000
1004500	531600.00	SMALL TOOLS & EQUIPMENT	0	558	50,000	80,000	80,000
1004500	542200.00	VEHICLES	0	56,674	0	0	0
1004500	572000.00	PAYMENTS TO OTHER AGENCIES	0	0	4,950	5,000	0
		Total Operations and Capital	0	64,412	126,049	207,900	378,300
		Total	**0**	**122,804**	**336,521**	**481,400**	**815,100**

PERSONNEL INFORMATION - SUSTAINABILITY GREENSPACE & BEAUTIFICATION

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
SGB Director	0	1	1	1	1
Program Manager	0	0	1	1	1
Specialists (PT)	0	0	0	0	2
TOTAL POSITIONS	**0**	**1**	**2**	**2**	**4**

GENERAL FUND 100 - EXPENDITURES
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
PARKS & RECREATION							
1006200	511100.00	REGULAR SALARIES	0	30,985	161,106	350,600	561,400
1006200	511200.00	PT/SEASONAL EMPLOYEES	0	0	1,646	78,000	78,000
1006200	512101.00	HEALTH INSURANCE	0	2,654	23,053	153,700	170,100
1006200	512200.00	SOCIAL SECURITY	0	1,906	10,007	39,000	39,300
1006200	512300.00	MEDICARE	0	445	2,340	9,100	9,200
1006200	512401.00	RETIREMENT CONTRIBUTIONS	0	7,424	6,800	31,400	30,500
1006200	512700.00	WORKERS COMPENSATION	0	0	1,686	6,300	6,300
		Total Salaries and Benefits	**0**	**43,415**	**206,638**	**668,100**	**894,800**
1006200	521200.00	PROF SVCS-GENERAL	0	4,450	8,953	10,000	20,000
1006200	521300.00	TECHNICAL SERVICES	0	306	1,007	0	2,900
1006200	521330.00	EVENTS	0	42,037	42,457	50,000	0
1006200	522300.00	RENTALS-EQUIPMENT	0	0	0	0	44,700
1006200	522230.00	RENTALS-BLDGS & FACILITIES	0	0	0	0	5,000
1006200	523300.00	ADVERTISING	0	819	10,861	0	18,000
1006200	523400.00	PRINTING & BINDING	0	0	1,886	0	9,400
1006200	523500.00	TRAVEL	0	187	3,039	11,100	19,000
1006200	523600.00	DUES & FEES	0	0	0	5,000	5,000
1006200	523700.00	EDUCATION/TRAINING	0	0	5,314	34,700	19,000
1006200	523900.00	CONTRACTUAL SERVICES	0	130	40,016	5,000	47,300
1006200	523952.00	CREDIT CARD PROCESSING FEES	0	0	483	0	0
1006200	531100.00	GENERAL OPERATING SUPPLIES	0	2,099	15,875	20,000	18,000
1006200	531600.00	SMALL TOOLS & EQUIPMENT	0	0	7,500	10,000	10,000
1006200	531750.00	UNIFORMS	0	7	2,611	5,000	10,000
		Total Operations and Capital	0	50,036	140,002	150,800	228,300
		Total	**0**	**93,451**	**346,640**	**818,900**	**1,123,100**

PERSONNEL INFORMATION - PARKS & RECREATION

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Parks & Recreation Director	0	0	1	1	1
Deputy Director	0	0	0	1	1
Operations & Facilities Manager	0	0	0	1	1
Event Coordinator	0	1	1	2	2
Program Manager	0	0	0	1	1
Seasonal (PT)	0	0	5	5	5
TOTAL POSITIONS	**0**	**1**	**7**	**11**	**11**

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
COMMUNITY DEVELOPMENT							
1007000	511100.00	REGULAR SALARIES	19,038	373,544	1,408,329	1,510,800	2,067,200
1007000	512101.00	HEALTH INSURANCE	0	70,216	289,355	384,100	595,400
1007000	512200.00	SOCIAL SECURITY	293	22,610	85,286	93,700	128,200
1007000	512300.00	MEDICARE	245	5,288	19,946	21,900	30,000
1007000	512401.00	RETIREMENT CONTRIBUTIONS	0	4,968	16,692	85,600	116,000
1007000	512700.00	WORKERS' COMPENSATION	0	0	4,015	15,000	20,300
		Total Salaries and Benefits	**19,577**	**476,625**	**1,823,622**	**2,111,100**	**2,957,100**
1007000	521200.00	PROFESSIONAL SERVICES	1,405	391,539	346,127	315,000	400,000
1007000	521300.00	TECHNICAL SERVICES	1,275	27,385	71,595	80,000	105,000
1007000	523300.00	ADVERTISING	0	2,091	3,749	3,500	4,500
1007000	523400.00	PRINTING & BINDING	0	2,399	5,259	0	5,000
1007000	523500.00	TRAVEL	0	2,026	8,197	15,000	61,750
1007000	523600.00	DUES & FEES	0	2,909	5,158	5,000	13,500
1007000	523700.00	EDUCATION/TRAINING	3,400	1,884	19,008	48,000	61,750
1007000	523900.00	CONTRACTUAL SERVICES	70,442	916	2,885	5,000	10,000
1007000	523950.00	MERCHANT SERVICES CHARGES	0	52,658	66,974	60,000	20,000
1007000	531100.00	GENERAL OPERATING SUPPLIES	0	5,173	28,201	35,000	25,000
1007000	531300.00	FOOD & MEALS	0	259	3,990	0	2,500
1007000	531600.00	SMALL EQUIPMENT (<$10,000)	0	0	3,157	0	25,000
1007000	542200.00	VEHICLES	0	80,228	0	0	0
1007000	542400.00	COMPUTER EQUIPMENT	148,724	14,900	10,005	0	0
1007000	572000.00	PAYMENTS TO OTHER AGENCIES	0	100,000	100,000	150,000	0
		Total Operations and Capital	225,246	684,366	674,305	716,500	734,000
		Total	**244,823**	**1,160,991**	**2,497,927**	**2,827,600**	**3,691,100**

PERSONNEL INFORMATION - COMMUNITY DEVELOPMENT

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Community Development Director	1	1	1	1	1
Deputy Comm. Development Director	0	0	1	1	1
Chief Building Official	0	1	1	1	1
Building Inspector Supervisor	0	1	1	1	1
Building Inspector	0	2	2	2	3
Planning and Zoning Manager	0	1	1	1	1
Business License Supervisor	0	1	1	1	1
Business License Compliance	0	0	0	0	1
Senior Planner	0	2	2	2	2
Planner	0	2	2	2	2
Comm Dev Clerk	0	4	4	4	5
Permit Coordinator	0	0	1	0	1
Land Development Manager	0	0	0	0	1
Administrative Assistant	1	1	1	1	1
TOTAL POSITIONS	**2**	**16**	**18**	**17**	**22**

CODE ENFORCEMENT

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
1007420	511100.00	REGULAR SALARIES	0	201,185	522,067	651,900	732,800
1007420	512101.00	HEALTH INSURANCE	0	21,192	108,832	179,300	283,500
1007420	512200.00	SOCIAL SECURITY	0	12,148	30,180	40,400	45,400
1007420	512300.00	MEDICARE	0	2,841	7,059	9,500	10,600
1007420	512401.00	RETIREMENT CONTRIBUTIONS	0	7,496	7,212	37,000	41,800
1007420	512700.00	WORKERS' COMPENSATION	0	0	1,740	6,500	7,300
		Total Salaries and Benefits	**0**	**244,862**	**677,090**	**924,600**	**1,121,400**
1007420	521200.00	PROFESSIONAL SERVICES	0	0	0	10,000	0
1007420	521300.00	TECHNICAL SERVICES	0	301	35,720	40,000	0
1007420	523240.00	POSTAGE	0	0	880	0	0
1007420	523400.00	PRINTING & BINDING	0	2,827	692	0	700
1007420	523500.00	TRAVEL	0	1,982	8,080	10,000	22,000
1007420	523600.00	DUES & FEES	0	356	2,248	5,000	5,000
1007420	523700.00	EDUCATION/TRAINING	0	5,493	16,077	26,600	22,000
1007420	523900.00	CONTRACTUAL SERVICES	0	1,012	260	5,000	5,000
1007420	531100.00	OPERATING SUPPLIES	0	5,654	13,731	26,500	27,500
1007420	531300.00	FOOD & HOSPITALITY	0	0	499	3,500	2,500
1007420	531600.00	SMALL EQUIPMENT <$10,000	0	0	0	0	2,500
1007420	531700.00	UNIFORMS	0	990	9,354	7,000	9,000
1007420	542400.00	VEHICLES	0	175,544	0	0	0
		Total Operations and Capital	**0**	**194,159**	**87,542**	**133,600**	**96,200**
		Total	**0**	**439,021**	**764,632**	**1,058,200**	**1,217,600**

PERSONNEL INFORMATION - CODE ENFORCEMENT

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Code Enforcement Director	0	1	1	1	1
Code Enforcement Supervisor	0	2	2	2	2
Code Enforcement Officer	0	4	4	4	5
Administrative Assistant	0	0	1	1	1
TOTAL POSITIONS	**0**	**7**	**8**	**8**	**9**

ECONOMIC DEVELOPMENT

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
1007510	511100.00	REGULAR SALARIES	0	17,937	312,992	294,300	423,700
1007510	512101.00	HEALTH INSURANCE	0	57	56,994	76,800	113,400
1007510	512200.00	SOCIAL SECURITY	0	1,075	18,079	18,200	26,300
1007510	512300.00	MEDICARE	0	252	4,228	4,300	6,100
1007510	512401.00	RETIREMENT CONTRIBUTIONS	0	0	3,653	16,800	24,100
1007510	512700.00	WORKERS' COMPENSATION	0	0	777	2,900	4,200
		Total Salaries and Benefits	**0**	**19,321**	**396,724**	**413,300**	**597,800**
1007510	521200.00	PROFESSIONAL SERVICES	0	0	103,081	150,000	265,000
1007510	521300.00	TECHNICAL SERVICES	0	0	5,280	8,600	5,500
1007510	523300.00	ADVERTISING	0	0	740	18,000	12,000
1007510	523400.00	PRINTING & BINDING	0	0	0	4,000	4,000
1007510	523500.00	TRAVEL	0	0	8,176	7,000	12,500
1007510	523600.00	DUES & FEES	0	0	938	3,800	4,800
1007510	523700.00	EDUCATION/TRAINING	0	0	3,770	5,500	12,500
1007510	523900.00	CONTRACTUAL SERVICES	0	0	0	2,000	2,000
1007510	531100.00	OPERATING SUPPLIES	0	0	2,886	3,000	3,000
1007510	531300.00	FOOD & MEALS	0	0	163	3,600	5,000
1007510	570000.00	PAYMENTS TO OTHER AGENCIES	0	0	0	0	100,000
		Total Operations and Capital	**0**	**0**	**125,035**	**205,500**	**426,300**
		Total	**0**	**19,321**	**521,759**	**618,800**	**1,024,100**

PERSONNEL INFORMATION - ECONOMIC DEVELOPMENT

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Economic Development Director	0	1	1	1	1
Economic Development Deputy Directo	0	0	0	0	1
Project Manager	0	1	1	1	0
Special Projects Coordinator	0	0	0	0	1
Administrative Assistant	0	0	1	1	1
TOTAL POSITIONS	**0**	**2**	**3**	**3**	**4**

GENERAL FUND 100 - EXPENDITURES
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
OTHER USES							
1009000	581300.00	LEASE PRINCIPAL	52,840	53,585	0	0	0
1009000	582300.00	LEASE INTEREST EXPENSE	160	91,816	0	0	0
1009000	611220.00	TRANSFER TO TREE FUND	0	0	160,000	160,000	0
1009000	611271.00	TRANSFER TO PS SDS FUND	0	0	3,000,000	3,000,000	0
1009000	611350.00	TRANSFER TO GRANTS FUND	0	0	0	0	100,000
1009000	611300.00	TRANSFER TO CAPITAL PROJECTS	0	0	1,400,000	1,400,000	3,000,000
1009000	611975.00	TRANSFER TO URA	0	0	740,333	740,333	973,910
		Total	**53,000**	**145,400**	**5,300,333**	**5,300,333**	**4,073,910**
GENERAL FUND TOTAL EXPENDITURES			**1,617,111**	**6,798,760**	**17,052,277**	**20,356,093**	**23,246,710**
NET CHANGE IN FUND BALANCE			4,845,414	3,074,437	4,457,207	(2,954,000)	(4,868,710)
FUND BALANCE BEGINNING OF YEAR			0	4,845,414	7,919,851	7,919,851	12,377,058
FUND BALANCE END OF YEAR			4,845,414	7,919,851	12,377,058	4,965,851	7,508,348

TREE & BEAUTIFICATION FUND 220
FY 2027 APPROVED BUDGET

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
REVENUES:					
DEVELOPMENT IMPACT FEES	0	0	0	0	0
TRANSFER IN FROM GENERAL FUND	0	0	160,000	160,000	0
TOTAL REVENUES	**0**		**160,000**	**160,000**	**0**
EXPENDITURES:					
APPROVED PROJECTS	0	0	0	160,000	160,000
TOTAL EXPENDITURES	**0**		**0**	**160,000**	**160,000**
NET CHANGE IN FUND BALANCE	**0**	**0**	**160,000**	**0**	**(160,000)**
FUND BALANCE BEGINNING OF YEAR	**0**	**0**	**0**	**0**	**160,000**
FUND BALANCE END OF YEAR	**0**	**0**	**160,000**	**0**	**0**

OPERATING GRANTS FUND 250
FY 2027 APPROVED BUDGET

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
REVENUES:					
GRANTS REVENUE	0	0	24,000	24,000	0
TOTAL REVENUES	**0**	**0**	**24,000**	**24,000**	**0**
EXPENDITURES:					
MAYORS ALLIANCE ACTION FUND	0	0	10,000	24,000	14,000
TOTAL EXPENDITURES	**0**	**0**	**10,000**	**24,000**	**14,000**
NET CHANGE IN FUND BALANCE	**0**	**0**	**14,000**	**0**	**(14,000)**
FUND BALANCE BEGINNING OF YEAR	**0**	**0**	**0**	**0**	**14,000**
FUND BALANCE END OF YEAR	**0**	**0**	**14,000**	**0**	**0**

SPECIAL SERVICE DISTRICT-SIX FLAGS FUND 270
FY 2027 APPROVED BUDGET

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
REVENUES:					
PROPERTY TAXES	0	0	1,392,061	1,250,000	1,250,000
INTEREST INCOME	0	0	0	0	0
TOTAL REVENUES	**0**		**1,392,061**	**1,250,000**	**1,250,000**
EXPENDITURES:					
CONTRACTED SERVICES	0	0	62,000	54,000	54,000
CONTINGENCY	0	0	0	1,196,000	1,196,000
TOTAL EXPENDITURES	**0**	**0**	**62,000**	**1,250,000**	**1,250,000**
NET CHANGE IN FUND BALANCE	**0**		**1,330,061**	**0**	**0**
FUND BALANCE BEGINNING OF YEAR	**0**		**0**	**0**	**1,330,061**
FUND BALANCE END OF YEAR	**0**		**1,330,061**	**0**	**1,330,061**

SPECIAL SERVICE DISTRICT-PUBLIC SAFETY FUND 271
FY 2027 APPROVED BUDGET

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
REVENUES:					
PROPERTY TAXES	0	0	0	0	21,000,000
OPERATING TRANSFERS IN	0	0	3,000,000	3,000,000	0
TOTAL REVENUES	**0**	**0**	**3,000,000**	**3,000,000**	**21,000,000**
EXPENDITURES:					
REGULAR SALARIES	0	0	0	0	458,200
HEALTH INSURANCE	0	0	0	0	85,100
SOCIAL SECURITY	0	0	0	0	28,400
MEDICARE	0	0	0	0	6,600
RETIREMENT CONTRIBUTIONS	0	0	0	0	26,100
WORKERS' COMPENSATION	0	0	0	0	4,600
PROF SVCS-GENERAL	0	0	0	0	100,000
TRAVEL	0	0	0	0	16,000
DUES & FEES	0	0	0	0	5,000
EDUCATION/TRAINING	0	0	0	0	23,000
CONTRACTUAL SERVICES	0	0	0	0	5,000
GENERAL SUPPLIES & MATLS	0	0	0	0	10,000
CAPITAL OUTLAY-VEHICLES	0	0	0	0	170,000
PAYMENT TO OTHER AGENCIES	0	0	3,000,000	3,000,000	20,062,000
TOTAL EXPENDITURES	**0**	**0**	**3,000,000**	**3,000,000**	**21,000,000**

PERSONNEL INFORMATION - PUBLIC SAFETY

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Public Safety Director	0	0	0	0	1
Chief	0	0	0	0	1
Executive Assistant	0	0	0	0	1
TOTAL POSITIONS	**0**	**0**	**0**	**0**	**3**

NET CHANGE IN FUND BALANCE	**0**	**0**	**0**	**0**	**0**
FUND BALANCE BEGINNING OF YEAR	**0**	**0**	**0**	**0**	**0**
FUND BALANCE END OF YEAR	**0**	**0**	**0**	**0**	**0**

HOTEL MOTEL FUND 275
FY 2027 APPROVED BUDGET

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
REVENUES:					
HOTEL/MOTEL TAX	256,484	566,343	564,431	375,000	500,000
INTEREST REVENUE	0	2,345	0	0	0
TOTAL REVENUES	**256,484**	**568,688**	**564,431**	**375,000**	**500,000**
EXPENDITURES:					
TRANSFER TO GENERAL FUND	153,890	213,258	211,662	140,625	187,500
TRANSFER TO COBB COUNTY TRAVEL & TOURISM	102,593	355,430	352,769	234,375	312,500
TRANSFER TO CITY DMO	0	0	0	0	0
TOTAL EXPENDITURES	**256,484**	**568,688**	**564,431**	**375,000**	**500,000**
NET CHANGE IN FUND BALANCE	**0**	**0**	**0**	**0**	**0**
FUND BALANCE BEGINNING OF YEAR	**0**	**0**	**0**	**0**	**0**
FUND BALANCE END OF YEAR	**0**	**0**	**0**	**0**	**0**

RENTAL MOTOR VEHICLE EXCISE TAX FUND 280
FY 2027 APPROVED BUDGET

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
REVENUES:					
EXCISE TAX REVENUE	0	0	35,468	35,468	30,000
INTEREST REVENUE	0	0	0	0	0
TOTAL REVENUES	**0**	**0**	**35,468**	**35,468**	**30,000**
EXPENDITURES:					
TRANSFER TO GENERAL FUND	0	0	35,468	35,468	30,000
TOTAL EXPENDITURES	**0**	**0**	**35,468**	**35,468**	**30,000**
NET CHANGE IN FUND BALANCE	**0**	**0**	**0**	**0**	**0**
FUND BALANCE BEGINNING OF YEAR	**0**	**0**	**0**	**0**	**0**
FUND BALANCE END OF YEAR	**0**	**0**	**0**	**0**	**0**

CAPITAL PROJECTS FUND 300
FY 2027 APPROVED BUDGET

Project Code	Description	Previous City Funding to Date	Total Exp/Enc to Date	Project to Date Balance	2027 City Funding	2027 Budget
REVENUES:						
FEDERAL/STATE/OTHER OUTSIDE FUNDING		0	0	0	0	0
TRANSFER FROM GENERAL FUND		1,400,000	0	1,400,000	3,000,000	4,400,000
USE OF FUND BALANCE		0	(588,293)	(588,293)	0	(588,293)
TOTAL REVENUES						**3,811,707**
EXPENDITURES:						
SMALL PROJECTS						
	Capital Contingency	750,000	0	750,000	750,000	1,500,000
	Capital Purchase - Computer SW Finance	0	0	0	250,000	250,000
	Capital Purchase - Computer SW Comm Dev	0	0	0	250,000	250,000
	Capital Purchase - Computer Software	50,000	0	50,000	50,000	100,000
	Capital Purchase - Computer Equipment	100,000	91,838	8,162	100,000	108,162
	Capital Purchase - Vehicles	500,000	496,455	3,545	600,000	603,545
		1,400,000	**588,293**	**811,707**	**2,000,000**	**2,811,707**
FACILITY PROJECTS						
F0001	Operations Building	0	0	0	0	0
		0	**0**	**0**	**0**	**0**
PARKS PROJECTS						
P0001	Community Building	0	0	0	1,000,000	1,000,000
P0002	Silver Comet	0	0	0	0	0
		0	**0**	**0**	**1,000,000**	**1,000,000**
TOTAL CAPITAL PROJECTS		**1,400,000**	**588,293**	**811,707**	**3,000,000**	**3,811,707**

CAPITAL GRANTS FUND 350
FY 2027 APPROVED BUDGET

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
REVENUES:					
GRANTS REVENUE	0	0	0	0	3,364,000
TRANSFER IN FROM GENERAL FUND	0	0	0	0	100,000
TOTAL REVENUES	**0**	**0**	**0**	**0**	**3,464,000**
EXPENDITURES:					
CDBG	0	0	0	0	264,000
SS4A	0	0	0	0	300,000
LCI	0	0	0	0	200,000
LMIG	0	0	0	0	2,700,000
TOTAL EXPENDITURES	**0**	**0**	**0**	**0**	**3,464,000**
NET CHANGE IN FUND BALANCE	**0**	**0**	**0**	**0**	**0**
FUND BALANCE BEGINNING OF YEAR	**0**	**0**	**0**	**0**	**0**
FUND BALANCE END OF YEAR	**0**	**0**	**0**	**0**	**0**

URBAN REDEVELOPMENT AUTHORITY FUND 975
FY 2027 APPROVED BUDGET

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
REVENUES:					
BOND PROCEEDS	0	5,225,000	6,740,000	0	0
INTEREST INCOME	0	43,424	74,258	0	0
TRANSFER FROM GENERAL FUND	0	0	740,333	740,333	973,910
TOTAL REVENUES	**0**	**5,268,424**	**7,554,591**	**740,333**	**973,910**
EXPENDITURES:					
DEBT ISSUANCE COSTS	0	221,250	223,528	0	0
CAPITAL OUTLAY - LAND	0	2,262,919	5,919,997	0	3,236,504
PRINCIPAL PAYMENT	0	110,000	265,000	265,000	380,000
INTEREST EXPENSE	0	108,484	475,333	475,333	593,910
TOTAL EXPENDITURES	**0**	**2,702,653**	**6,883,858**	**740,333**	**4,210,414**
NET CHANGE IN FUND BALANCE	**0**	**2,565,771**	**670,733**	**0**	**(3,236,504)**
FUND BALANCE BEGINNING OF YEAR	**0**	**0**	**2,565,771**	**0**	**3,236,504**
FUND BALANCE END OF YEAR	**0**	**2,565,771**	**3,236,504**	**0**	**0**

STATE OF GEORGIA **ORDINANCE**
COBB COUNTY
CITY OF MABLETON

AN ORDINANCE TO ADOPT THE BUDGET FOR FISCAL YEAR 2027, TO ESTABLISH AN EFFECTIVE DATE, TO REPEAL CONFLICTING ORDINANCES, AND FOR OTHER LAWFUL PURPOSES

WHEREAS, the City of Mableton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City is the Mayor and Council ("City Council") thereof;

WHEREAS, the City Charter Sec. 1.13 provides that the City Manager shall "prepare and submit the annual operating budget and capital budget to the City Council";

WHEREAS, a proposed budget prepared for Fiscal Year 2027 was made available for public review beginning on May 13, 2026, and public hearings were conducted on May 27, 2026, and June 10, 2026, following publication of notice in accordance with OCGA 36-81-5 and 36-81-6;

WHEREAS, the balanced budget has been reviewed by the City Council, and the City has determined that the budget prepared for Fiscal Year 2027 is consistent with applicable regulations, laws and policies and it therefore desires to adopt said budget; and

WHEREAS, the City Council finds this Ordinance to be in the bests interest of the health, safety, and welfare of the City.

IT IS HEREBY ORDAINED by the governing authority of the City of Mableton as follows:

Section 1. **Adoption.** the Mayor and Council of the City of Mableton hereby ordain that the budget ordinance for Fiscal Year 2027 be adopted as provided in the attached exhibit.

****

Section 2. It is hereby declared to be the intention of the city council that:

(a) All sections, paragraphs, sentences, and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable, and constitutional.
(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause, or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause, or phrase of this Ordinance. No section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the city council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 3. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Ordinance for proofing and renumbering purposes.

Section 4. The City has not yet determined the date that it will transition zoning services from Cobb County, Georgia, to the City. As such, planning commission and board of zoning appeals members shall not officially act on any actual zoning application and/or case under this Ordinance, until such date that the City formally transitions zoning services from Cobb County, Georgia, to the City, in accordance with section 7.15 of the City Charter and/or other applicable laws. Planning commission and board of zoning appeals members may meet to participate in training and education related activities prior to the city's transition of zoning services from Cobb County, Georgia.

Section 5. The effective date of this Ordinance shall be July 1, 2026, unless required otherwise by the City Charter, state, and/or federal law. In the event that any effective date herein is determined by a Court of law to be invalid, said effective date shall instead be the earliest date allowed by law.

SO ORDAINED this ______ day of __________________ 2026.

ATTEST: CITY OF MABLETON, GEORGIA:

___________________________________ ___________________________________

Susan D. Hiott, City Clerk Michael Owens, Mayor

APPROVAL AS TO FORM:

____

Emilia Walker-Ashby, City Attorney

EXHIBIT – FISCAL YEAR 2027 BUDGET

GENERAL FUND

Taxes	$	15,805,000
Licenses and Permits		1,650,500
Charges for Services		505,000
Other Revenue		200,000
Transfer from Hotel Motel		217,500
Total Estimated General Fund Revenues	**$**	**18,378,000**
Use of Prior Year Fund Balance		4,868,710
Total Estimated General Fund Funding Sources	**$**	**23,246,710**
City Council	$	497,800
City Mayor		493,300
City Manager		1,268,900
City Clerk		474,400
Finance & Administration		1,547,500
City Attorney		600,000
Information Technology		1,059,000
Human Resources		839,500
Risk Management		76,000
Facilities & Property Management		1,539,900
Communications		1,079,200
General Administration		605,700
Municipal Court		995,600
Public Works		225,000
Sustainability Greenspace & Beautification		815,100
Parks & Recreation		1,123,100
Community Development		3,691,100
Code Enforcement		1,217,600
Economic Development		1,024,100
Other Financing Uses		4,073,910
Total Estimated General Fund Expenditures	**$**	**23,246,710**

TREE & BEAUTIFICATION FUND

Development Impact Fees	$	0
Transfer In from General Fund		0
Total Estimated Tree & Beautification Fund Revenues	**$**	**0**
Council Approved Projects	$	160,000
Total Estimated Tree & Beautification Fund Expenditures	**$**	**160,000**

OPERATING GRANTS FUND

Federal, State, Local Grant Revenues	$	0
Transfer In from General Fund		0
Total Estimated Operating Grants Fund Revenues	**$**	**0**
Mayor's Alliance Fund Expenditures	$	14,000
Total Estimated Operating Grants Fund Expenditures	**$**	**14,000**

SIX FLAGS SPECIAL SERVICES DISTRICT FUND

Property Taxes	$	1,250,000
Interest Income		0
Total Estimated SFSSD Revenues	**$**	**1,250,000**
Contracted Services	$	54,000
Contingencies		1,196,000
Total Estimated SFSSD Expenditures	**$**	**1,250,000**

PUBLIC SAFETY SPECIAL SERVICES DISTRICT FUND

Property Taxes	$	21,000,000
Transfer In from General Fund		0
Total Estimated PSSSD Fund Revenues	**$**	**21,000,000**
Public Safety Services	$	21,000,000
Total Estimated PSSSD Fund Expenditures	**$**	**21,000,000**

HOTEL/MOTEL TAX FUND

Hotel/Motel Excise Taxes	$	500,000
Total Estimated Hotel/Motel Fund Revenues	**$**	**500,000**
Transfer to General Fund	$	187,500
Transfer to DMO		312,500
Total Estimated Hotel/Motel Fund Expenditures	**$**	**500,000**

RENTAL MOTOR VEHICLE EXCISE TAX FUND

Rental Motor Vehicle Excise Taxes	$	30,000
Total Estimated RMV Fund Revenues	**$**	**30,000**
Transfer to General Fund	$	30,000
Total Estimated RMV Fund Expenditures	**$**	**30,000**

CAPITAL PROJECTS FUND

Federal, State & Other Outside Funding	$	-
Transfer In from General Fund		3,000,000
Total Estimated Capital Project Fund Revenues	**$**	**3,000,000**
Use of Prior Year Fund Balance		811,707
Total Estimated Capital Project Funding Sources	**$**	**3,811,707**
Capital Contingency	$	1,500,000
Capital Purchase - Computer SW Finance	$	250,000
Capital Purchase - Computer SW Comm Dev	$	250,000
Capital Purchase - Computer Software		100,000
Capital Purchase - Computer Equipment		108,162
Capital Purchase - Vehicles		603,545
Community Building		1,000,000
Total Capital Project Fund Expenditures	**$**	**3,811,707**

CAPITAL GRANT FUND

Federal, State & Other Outside Funding	$	3,364,000
Transfer In from General Fund		100,000
Total Estimated Capital Grant Fund Revenues	**$**	**3,464,000**
CDBG	$	264,000
SS4A		300,000
LCI		200,000
LMIG		2,700,000
Total Capital Grant Fund Expenditures	**$**	**3,464,000**

URBAN REDEVELOPMENT AGENCY FUND

Interest Income	$	-
Transfer In from General Fund		973,910
Total Estimated URA Fund Revenues	**$**	**973,910**
Use of Prior Year Fund Balance		3,236,504
Total Estimated URA Funding Sources	**$**	**4,210,414**
Capital Outlay	$	3,236,504
Principal Debt Retirement		380,000
Interest Expense		593,910
Total URA Fund Expenditures	**$**	**4,210,414**

AGENDA ITEM MEMORANDUM

MEETING OF: June 10, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Presentation of the Municipal Leader Community and Workplace Culture Certificate to Councilwoman Keisha Jeffcoat - Freddie D. Broome, Director of Member Services of Georgia Municipal Association

BACKGROUND/SUMMARY: Freddie Broome, Director of Member Services for the Georgia Municipal Association (GMA), will present a certificate to Councilmember Jeffcoat in recognition of her successful completion of the Municipal Leader Community and Workplace Culture Certificate Program as part of the 2025–2026 cohort.

Councilmember Jeffcoat joins more than 100 municipal leaders from across Georgia who have completed the program, including Mableton City Manager Bill Tanks. The program equips municipal officials with practical leadership skills in collective leadership, emotional intelligence, financial management, stakeholder engagement, economic development, public safety, and human resource practices.

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS: None

AGENDA ITEM MEMORANDUM

MEETING OF: June 10, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Project Update: Illegal Dumping Mitigation Efforts — Emily Ryan, Sustainability, Greenspace, and Beautification Director

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. Draft - SGB - 06.10.26 - Illegal Dumping Sign Install

Project Update: Illegal Dumping Mitigation Efforts

Prepared for: City Council Regular Meeting, June 10, 2026

Prepared by: Emily Ryan - Sustainability, Greenspace, and Beautification (SGB) Director

Agenda

1. **Illegal Dumping Mitigation Efforts**
   - Solid Waste Ordinance Amendments
   - Equipment Installations
   - Administrative Action

2. **Department Updates & Events**

Update: Illegal Dumping Mitigation Efforts

Solid Waste Ordinance Amendments

- Article 5 – Scrap Tire Enforcement
  - *Storage, handling, and disposal regulations*
  - *Compliance tracking*
- Fines Increase
  - *~~$150~~ $500 Minor Dumping*
  - *~~$500~~ $1,000 Major Dumping*

Equipment Installations

- 20 signs to be installed by Cobb DOT in Mableton's ROW
- Active pilot camera on Mableton property

Administrative Action

- Pending Completion: Georgia Power Pole Attachment Agreement
  - *Joint Use Agreement to mount equipment and seasonal banners to utility poles*
- Upcoming: STAR Grant Application
  - *Scrap Tire Abatement Reimbursement*

Sign Installation Underway

EPA Illegal Dumping Prevention Guide

- Published June 2025
- Signage is a core tool in prevention
  - *Specific fines*
  - *Surveillance warnings*

- Signs work best when paired with other measures
  - *Monitoring and enforcement*
  - *Community engagement*
  - *Lighting*

EPA
United States
Environmental Protection
Agency

CITY OF MABLETON
SUSTAINABILITY, GREENSPACE, AND BEAUTIFICATION

Sign Installation Underway

Sign Locations

- Informed by Mableton's recently completed Litter Index & historical community reports

- Central Mableton Core
  (Districts 3, 4, 5)
  - *Mableton Parkway & Veterans Memorial Highway*

- North Mableton Commercial
  (District 6)
  - *EW Connector corridor*

- South Mableton Residential
  (Districts 1, 2)
  - *South Gordon & I-20 corridor*

SGB Department Updates

Upcoming Events

- Home Weatherization Workshops – Southface Institute
  - *Understanding Utility Bills & DIY Energy Improvements*
  - *Saturday, July 11 & Saturday, July 18 from 9am – 11am*

- Great Southeast Pollinator Census
  - *August 21st & 22nd*

Questions & Feedback?

MABLETON
GEORGIA
Est. 2022

SUSTAINABILITY, GREENSPACE, & BEAUTIFICATION DEPARTMENT

CITY OF MABLETON • SUSTAINABILITY, GREENSPACE, AND BEAUTIFICATION •

AGENDA ITEM MEMORANDUM

MEETING OF: June 10, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Ratification of Council member approved elevations - Morris Mill located at Cooper Lake Rd , PIN 17018100040

BACKGROUND/SUMMARY: Section 2.03 of the zoning ordinance outlines procedures for modifications to site plans or zoning conditions applied to any rezoning, temporary land use permits, special land use permit, or other zoning agenda item. Additionally, this code states the following:

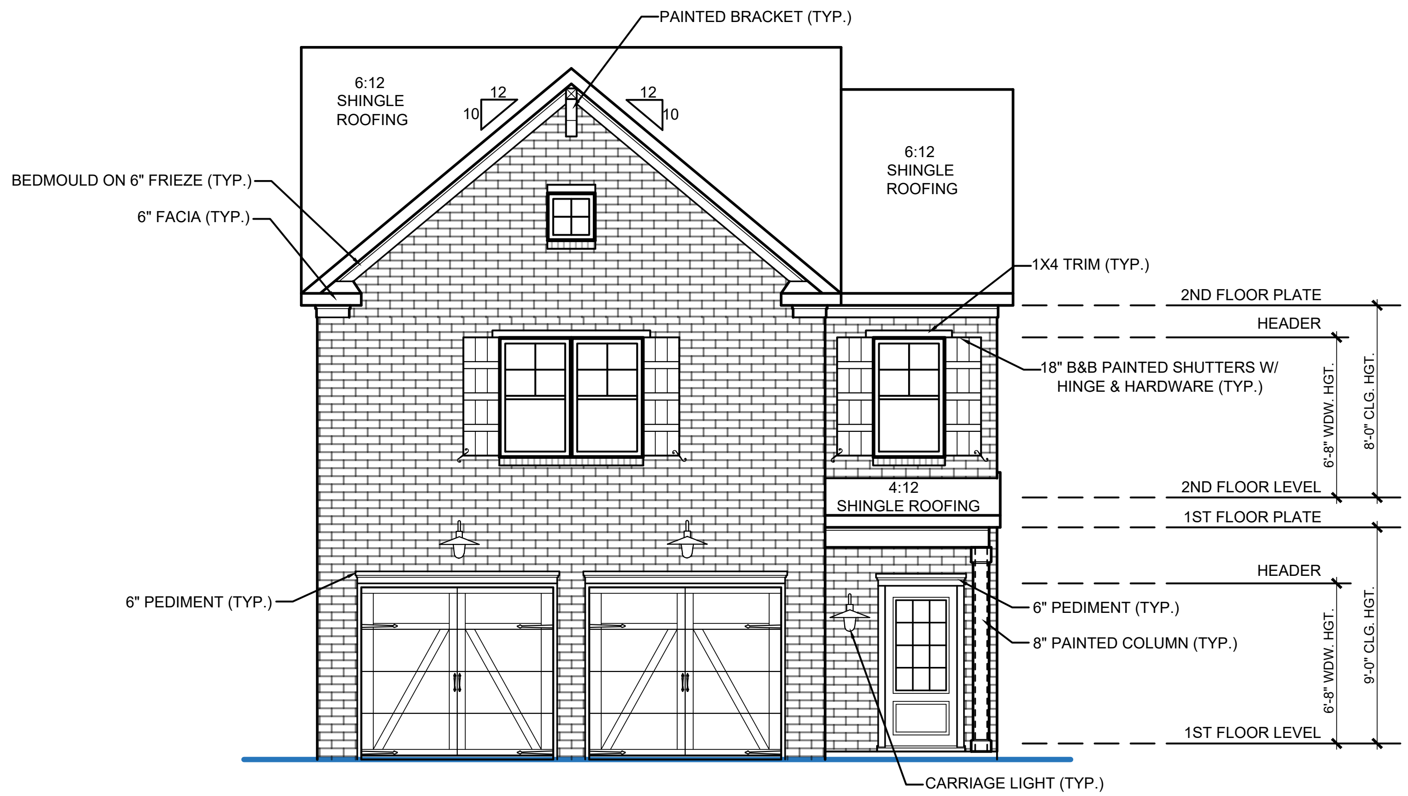
Any rezoning, temporary land use permit, or other zoning agenda item approved by the Cobb County Board of Commissioners before the adoption of the MZC that requires the district commissioner approve a site plan, landscape plan, architecture or other item as a condition of zoning and no such approval was made as of the adoption of the MZC, shall require approval by the Council Member in whose district the property is located. Upon that Council Member's approval, the item shall be ratified by being placed on the consent agenda for the next regularly scheduled Council meeting. Site plans, landscape plans, architecture or other items previously approved by the district commissioner may only be amended by the Mayor and Council at any regularly scheduled meeting or hearing following the approval of the Council Member in whose district the property is located.

The attached plans have been approved by Councilwoman Brown.

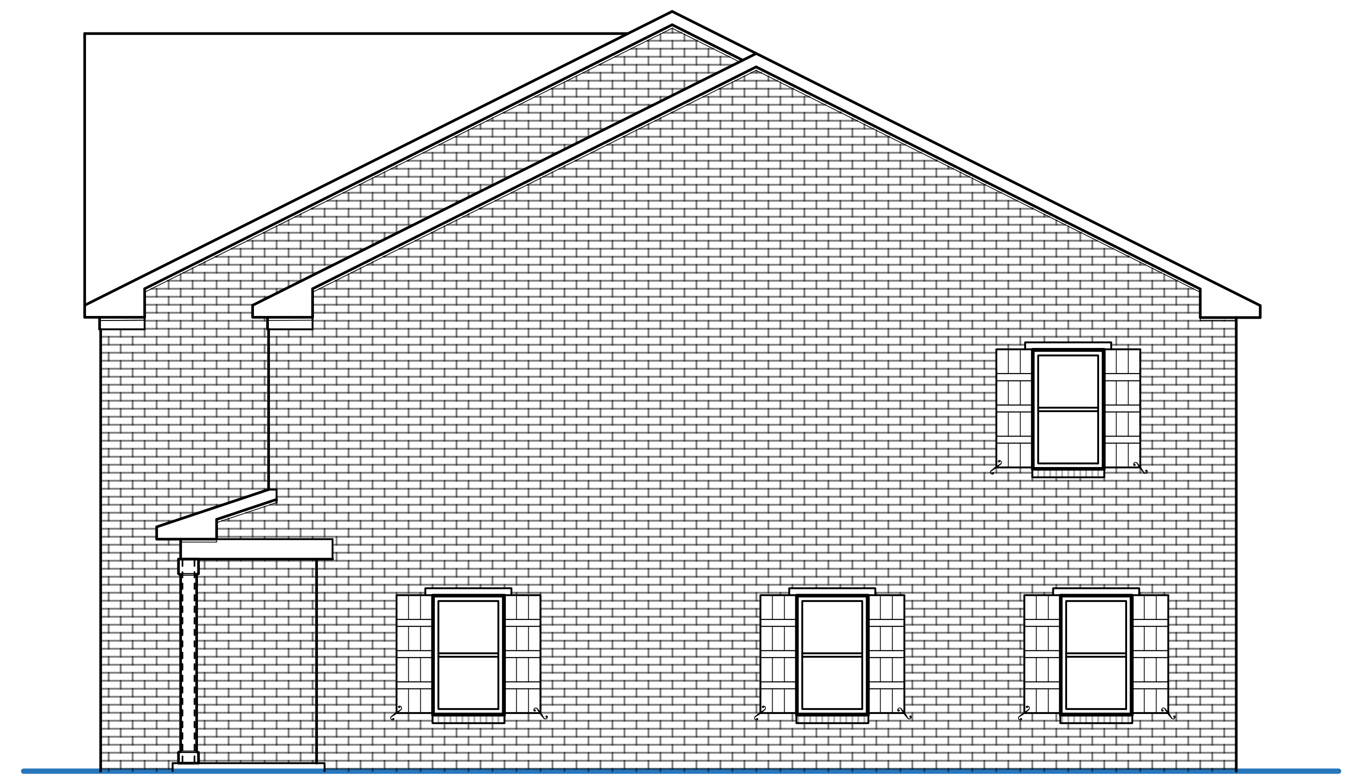
BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION: Ratification of rendering approval.

ATTACHMENTS:
1. 3005 - Plan - Manor - Rendering - 05.20.26
2. 3006 - Plan - Honeybee - Rendering - 05.20.26



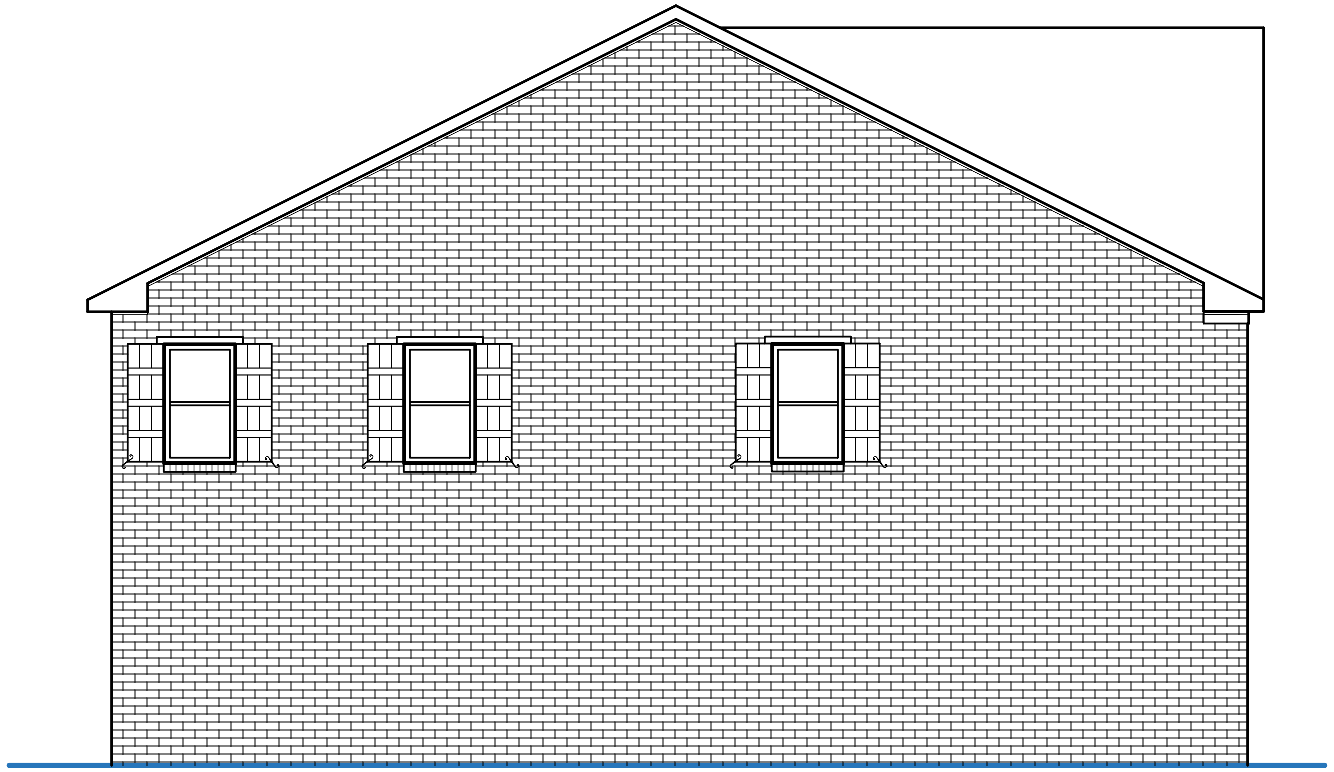
FRONT ELEVATION BB



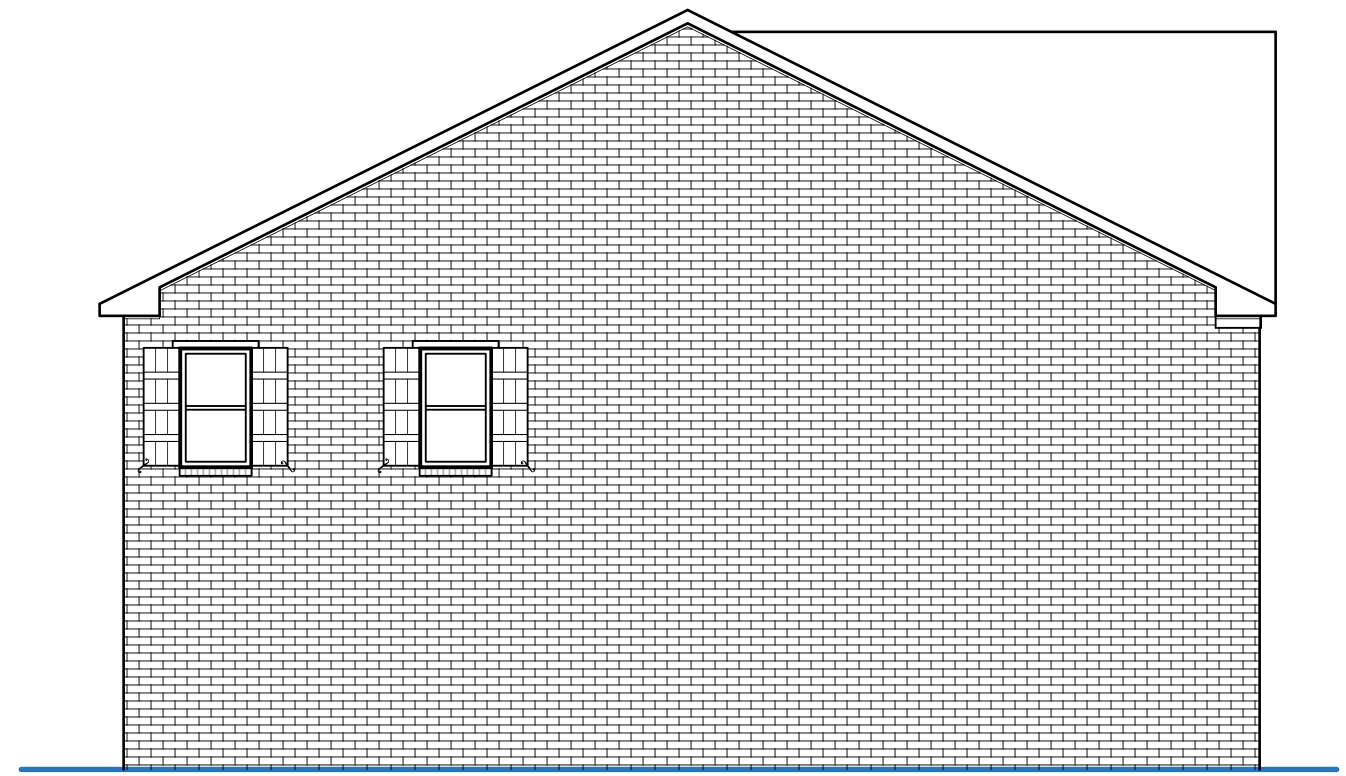
RIGHT SIDE ELEVATION

RIGHT SIDE ELEVATION W/ OPT. BEDROOM #4

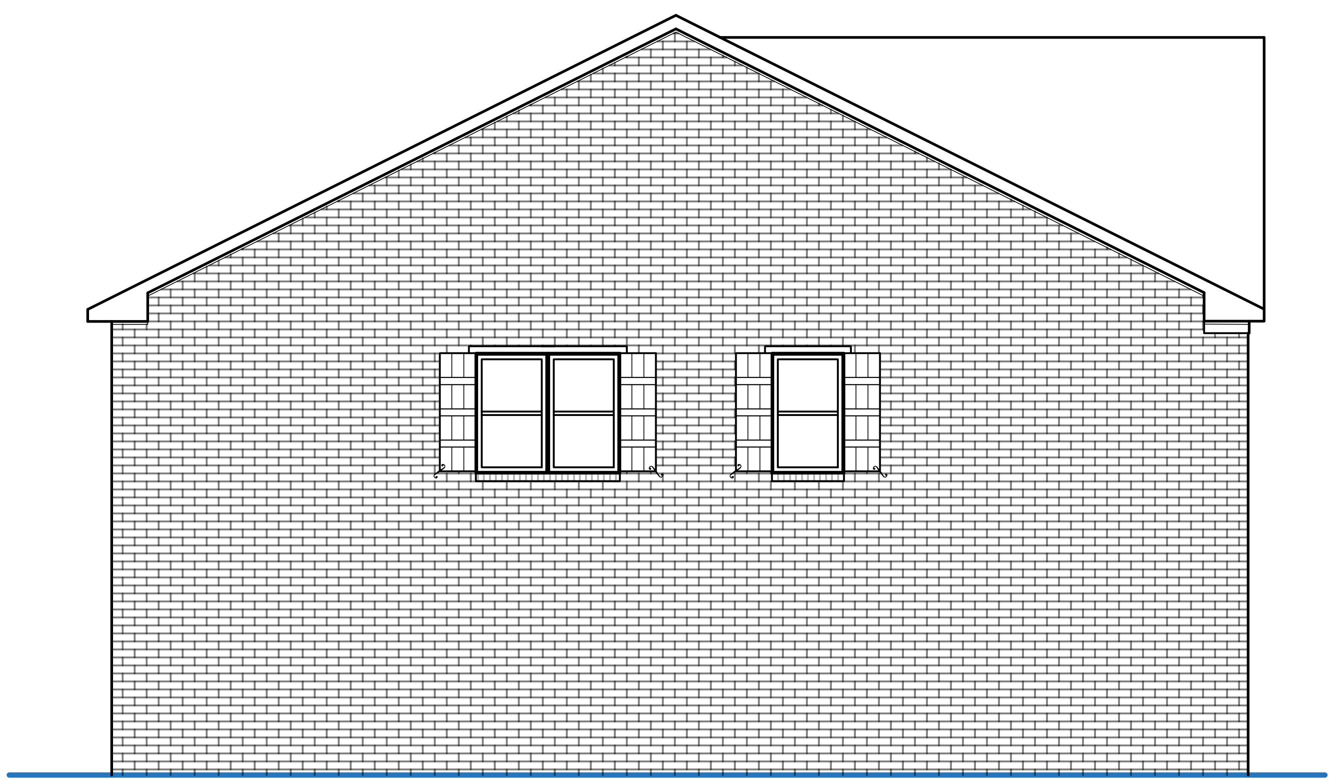
Manor - Elevation BB



LEFT SIDE ELEVATION

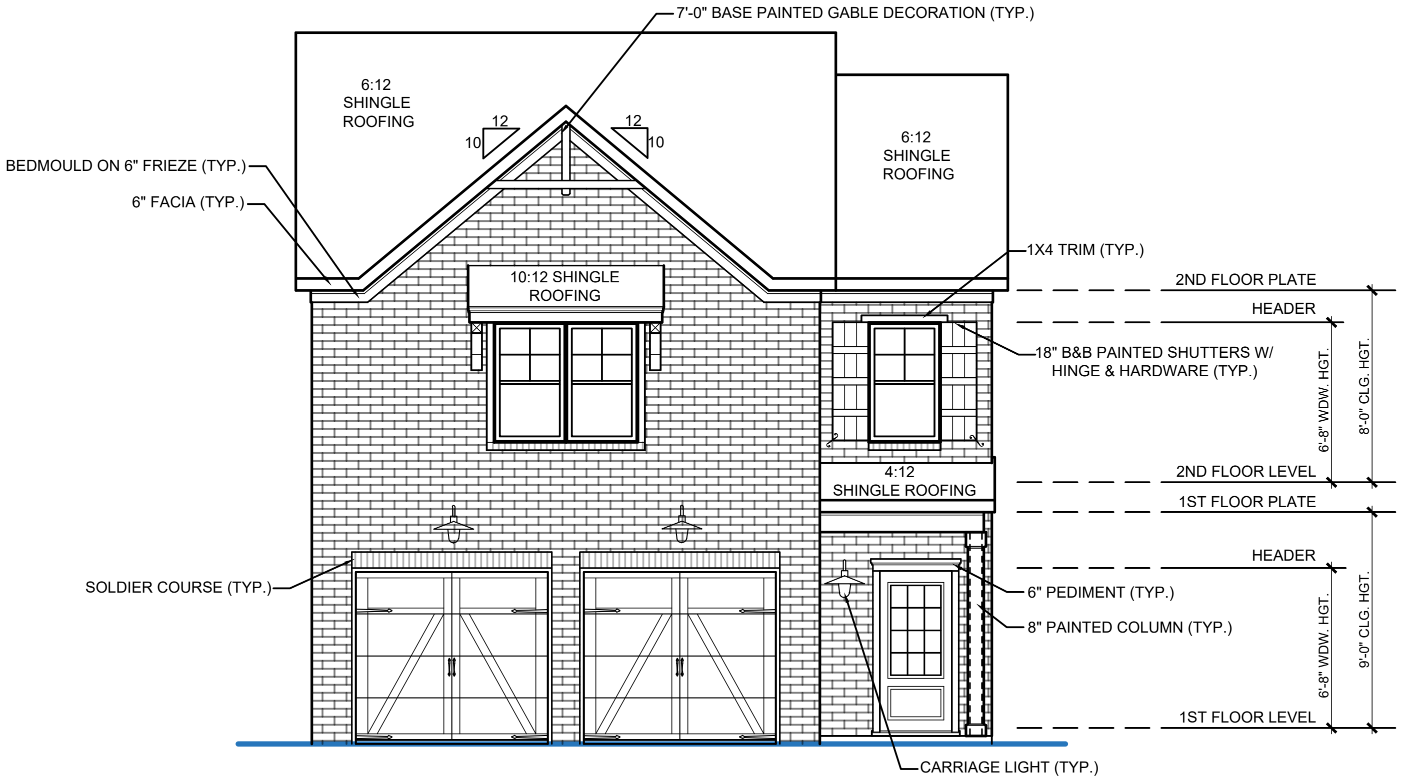


LEFT SIDE ELEVATION W/ OPT. BEDROOM #4

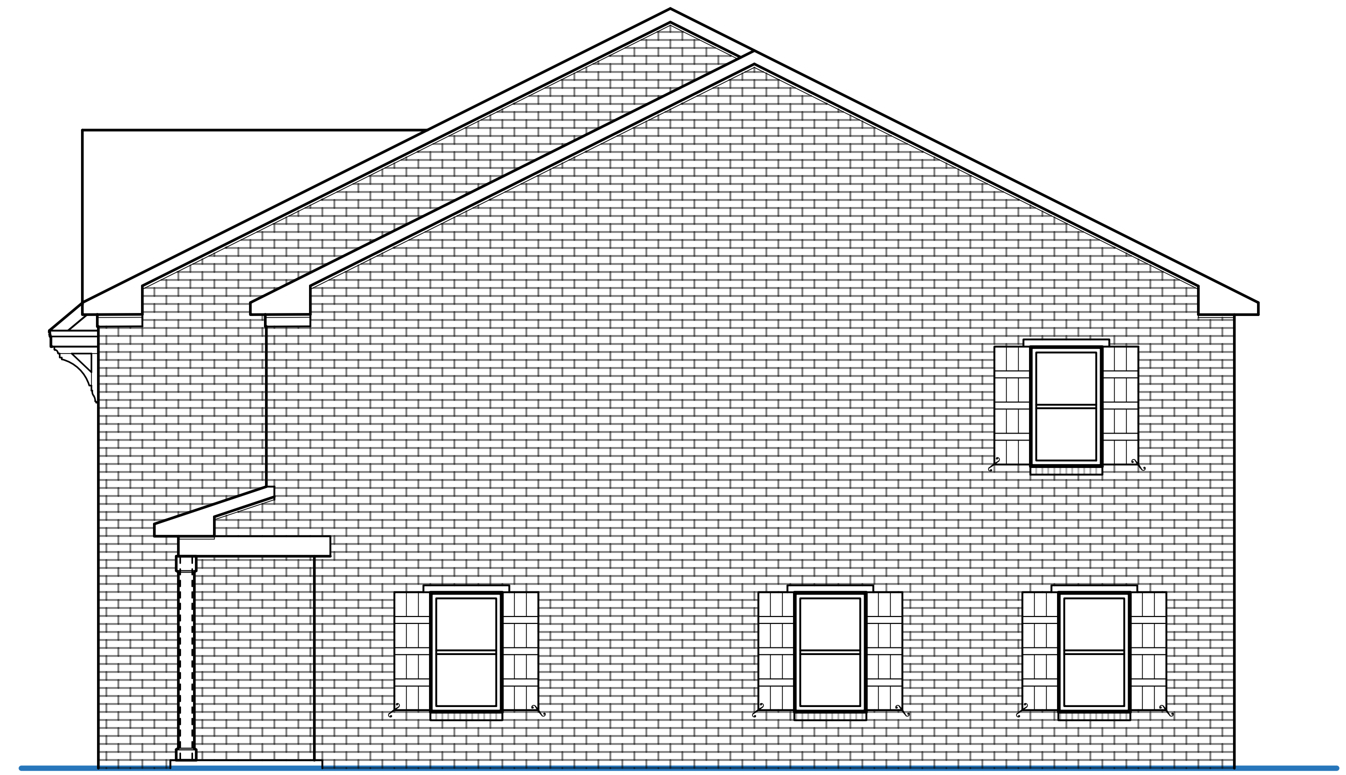


LEFT SIDE ELEVATION W/ OPT. LOFT

Manor - Elevation BB



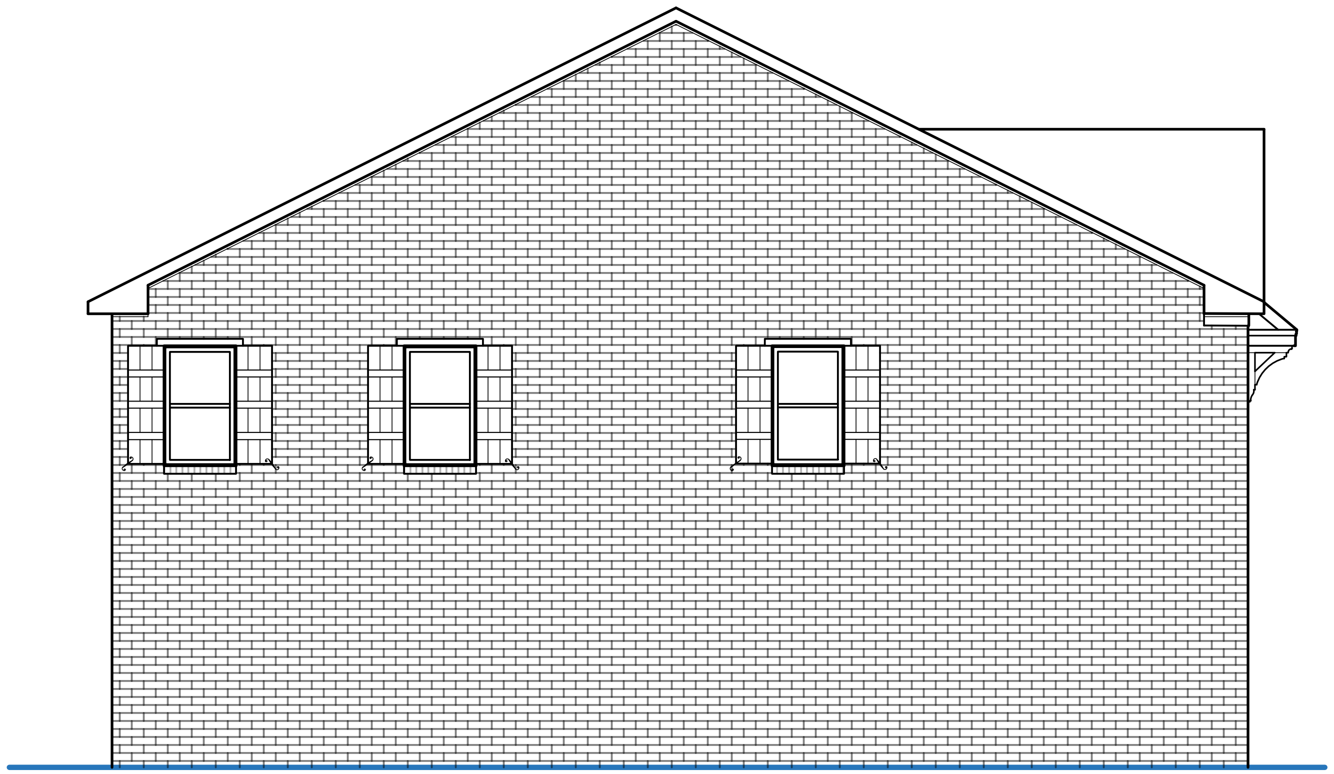
FRONT ELEVATION CC



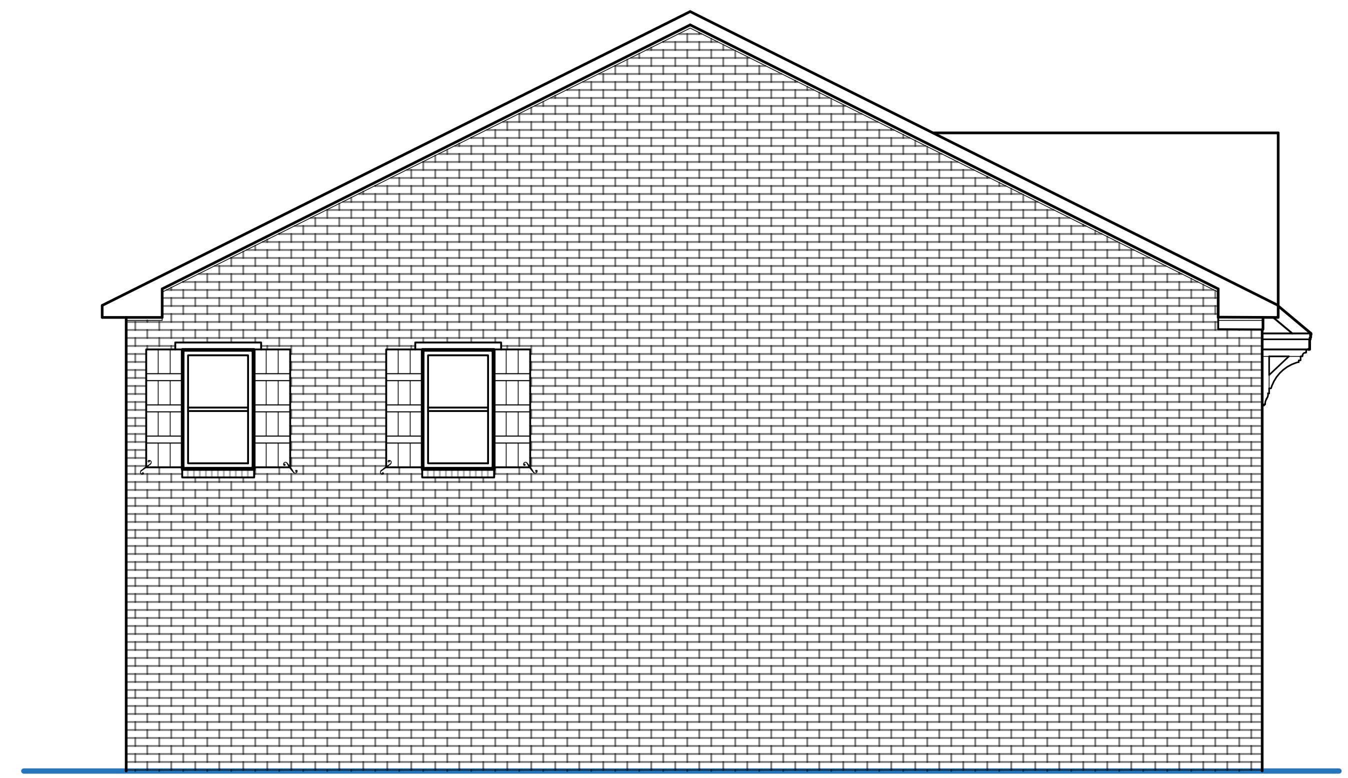
RIGHT SIDE ELEVATION

RIGHT SIDE ELEVATION W/ OPT. BEDROOM #4

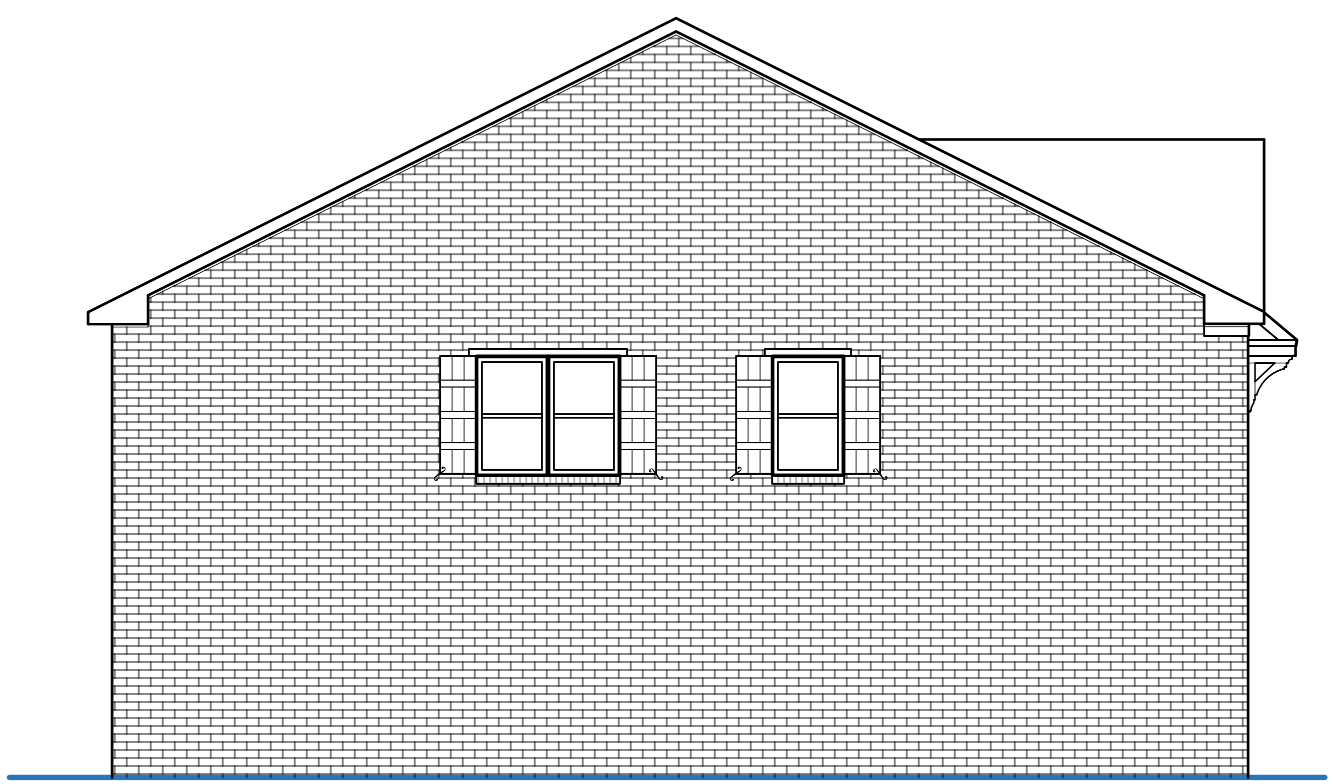
Manor - Elevation CC



LEFT SIDE ELEVATION

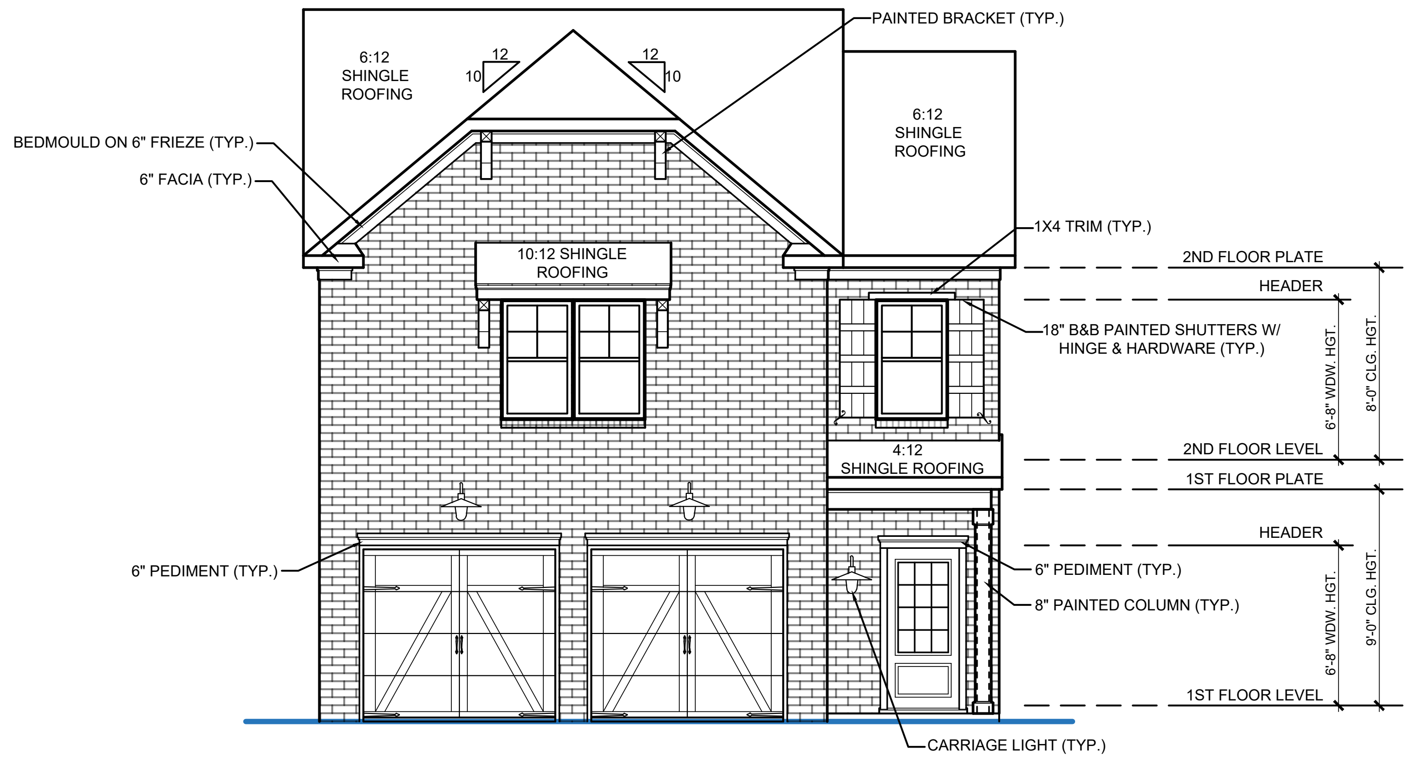


LEFT SIDE ELEVATION W/ OPT. BEDROOM #4

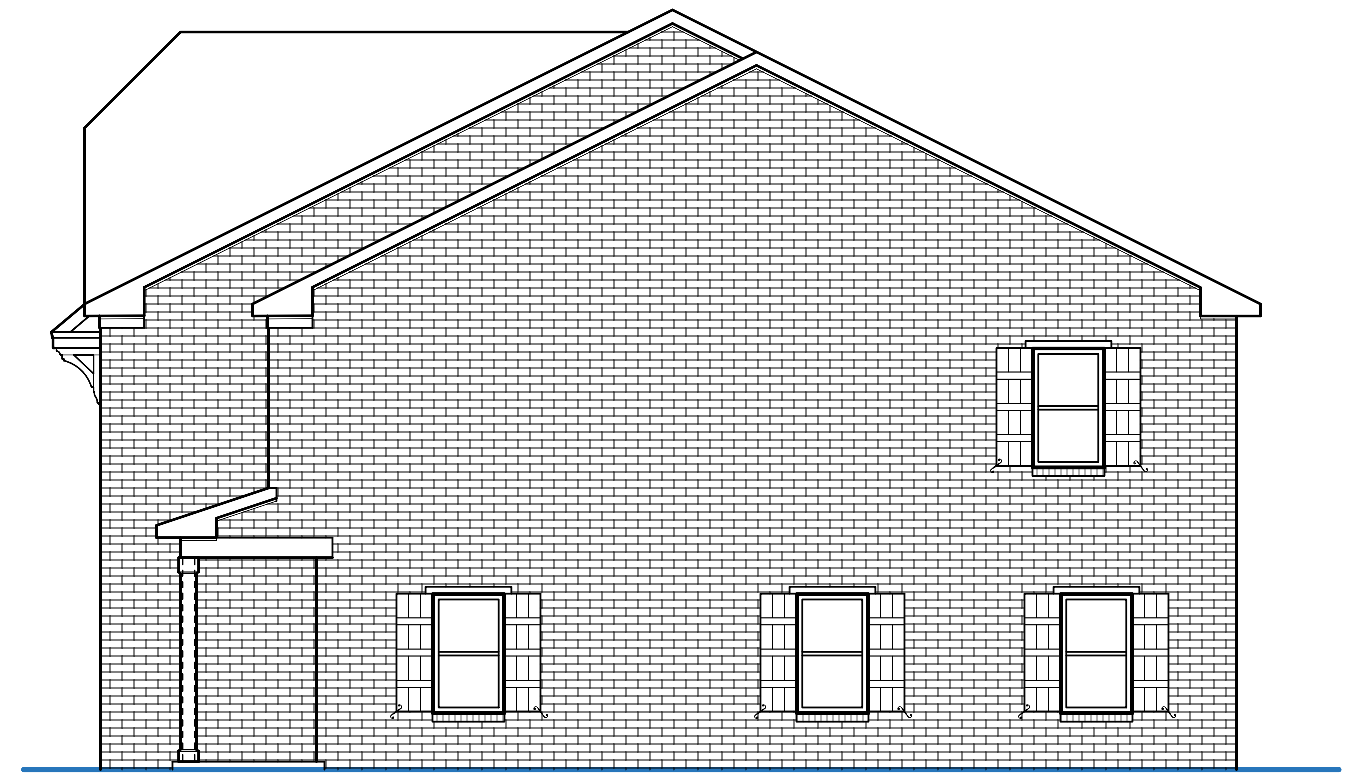


LEFT SIDE ELEVATION W/ OPT. LOFT

Manor - Elevation CC



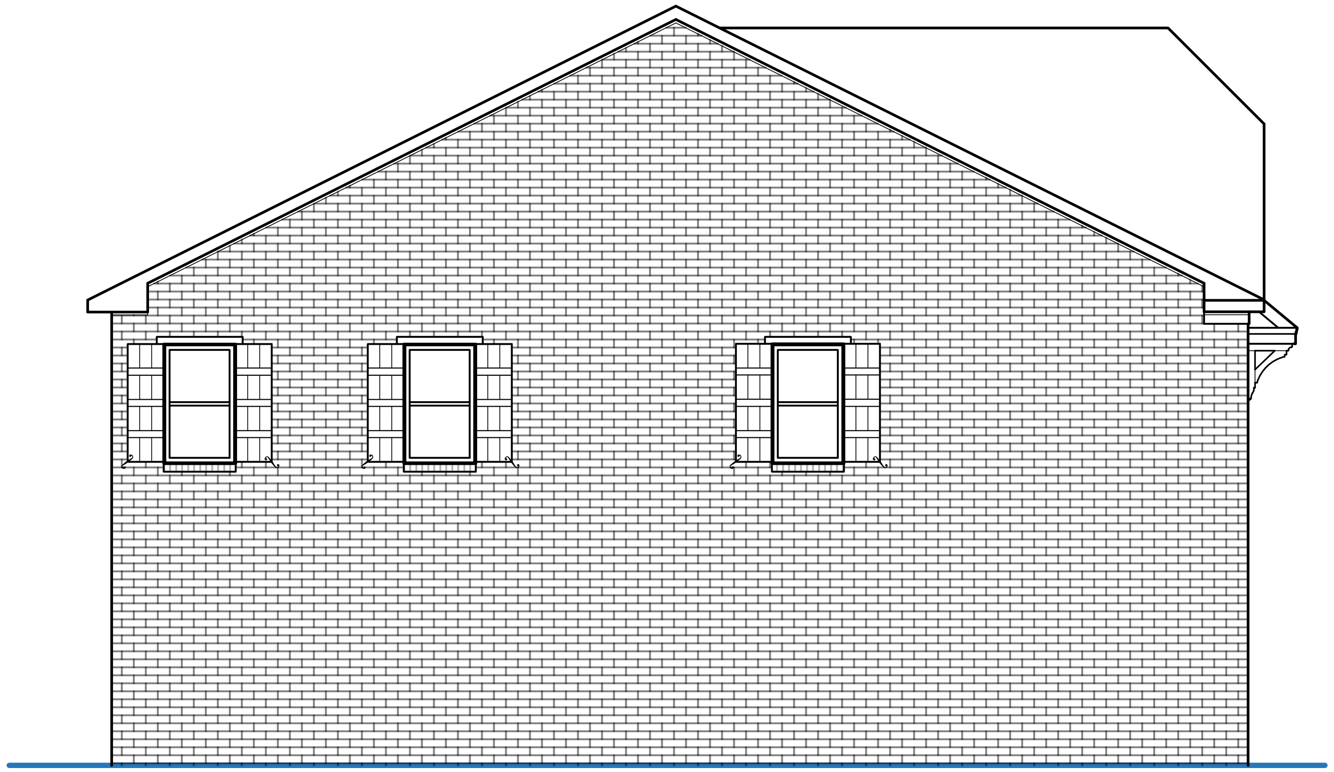
FRONT ELEVATION DD



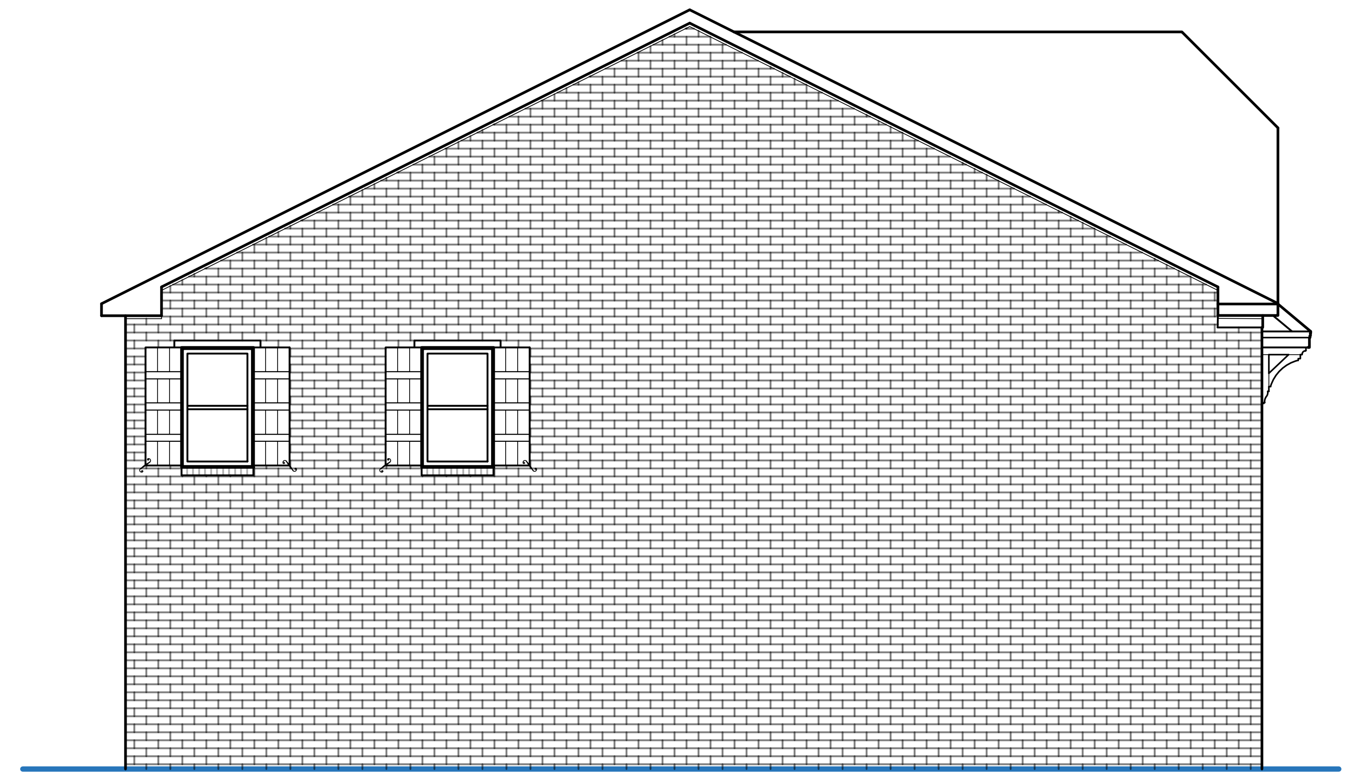
RIGHT SIDE ELEVATION

RIGHT SIDE ELEVATION W/ OPT. BEDROOM #4

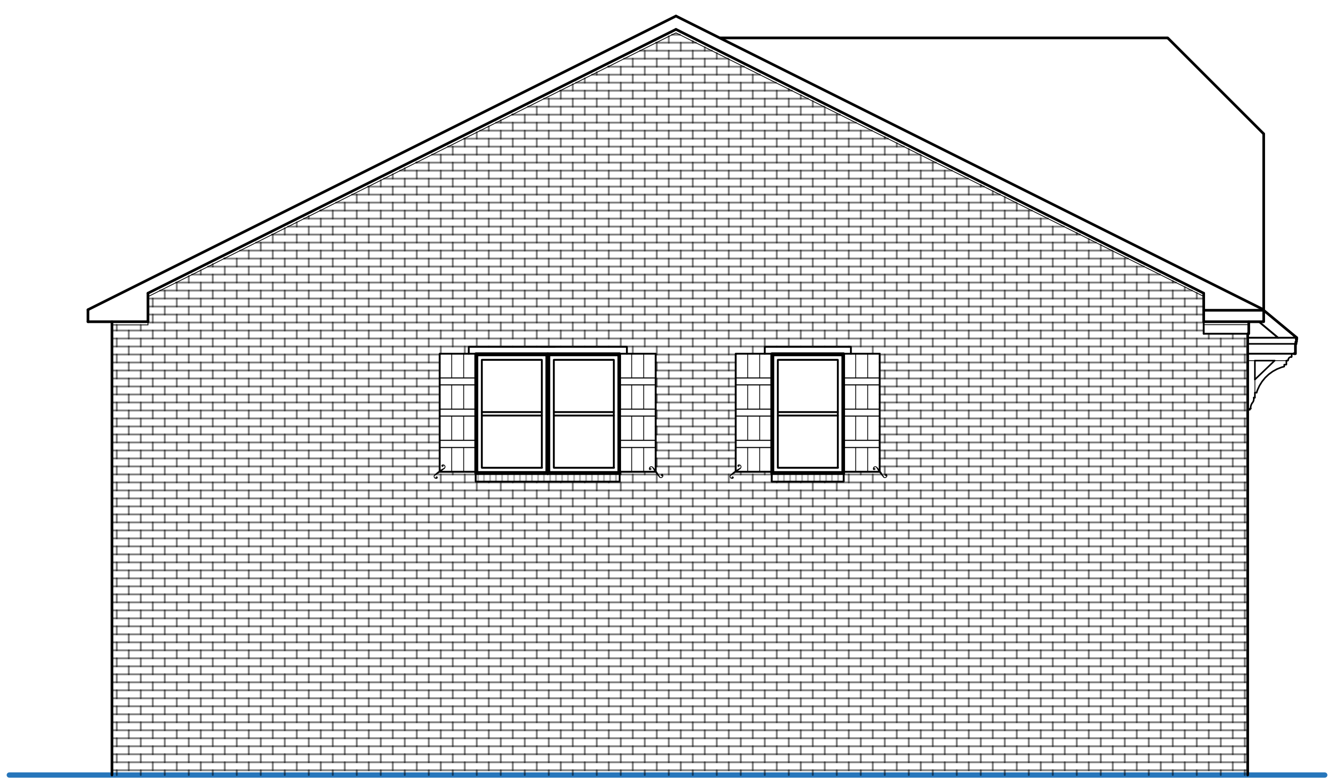
Manor - Elevation DD



LEFT SIDE ELEVATION

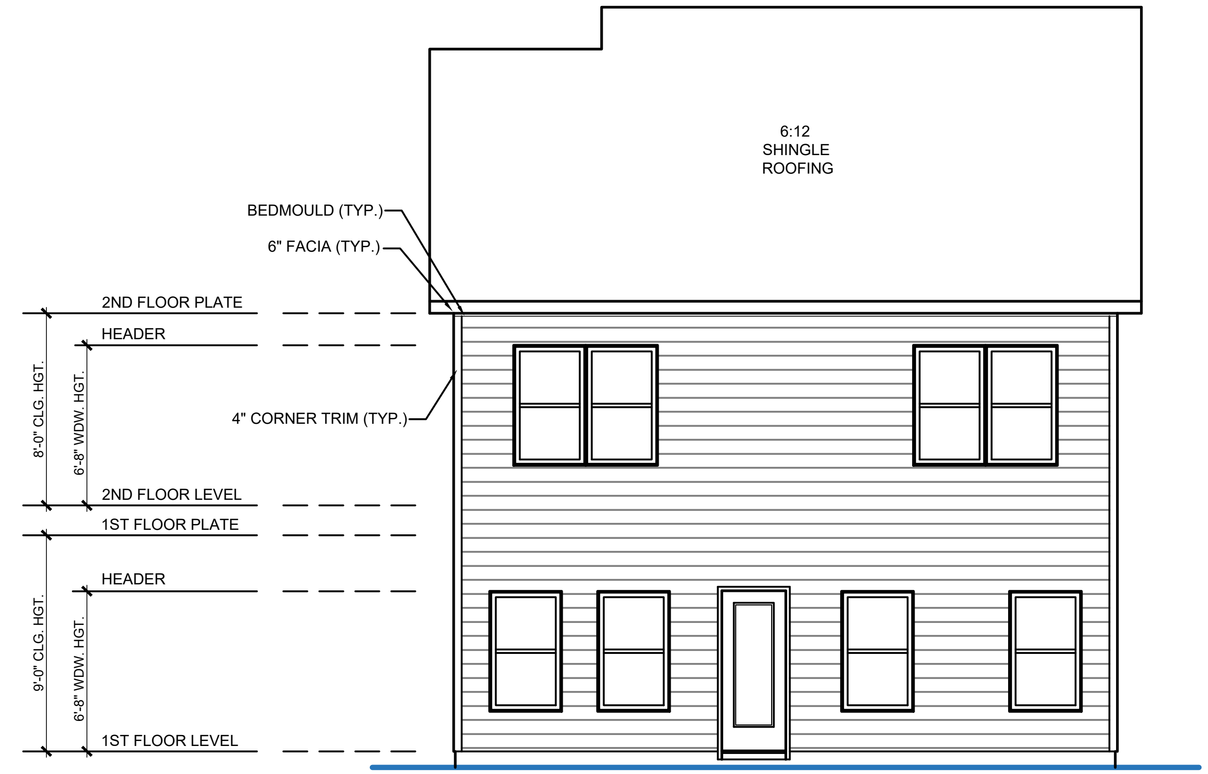


LEFT SIDE ELEVATION W/ OPT. BEDROOM #4



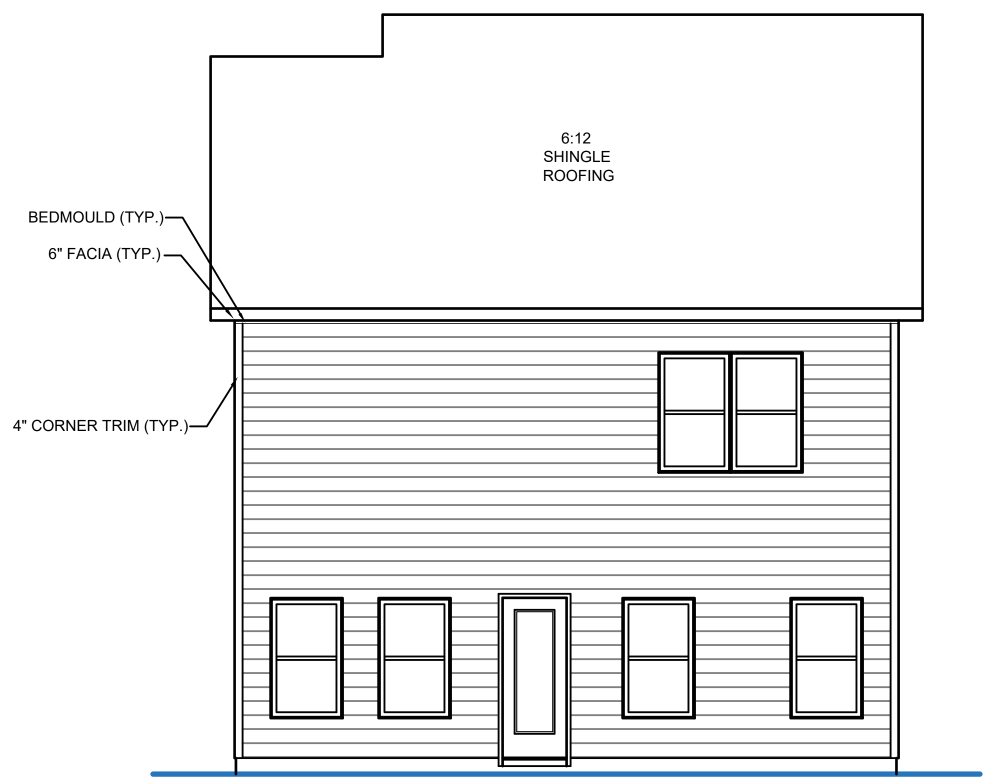
LEFT SIDE ELEVATION W/ OPT. LOFT

Manor - Elevation DD



TYP. REAR ELEVATION

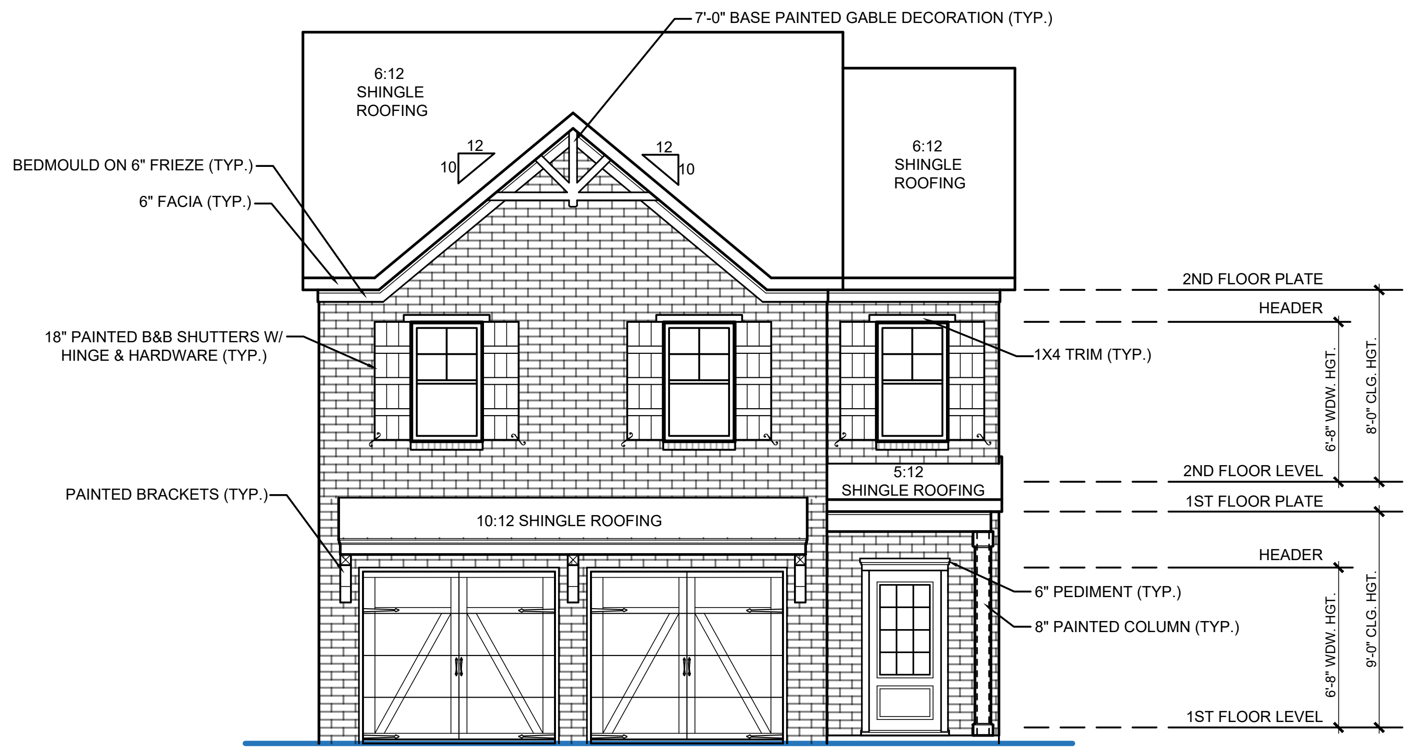
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



TYP. REAR ELEVATION W/ OPT. BEDROOM #4

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

Manor - Rear Elevation

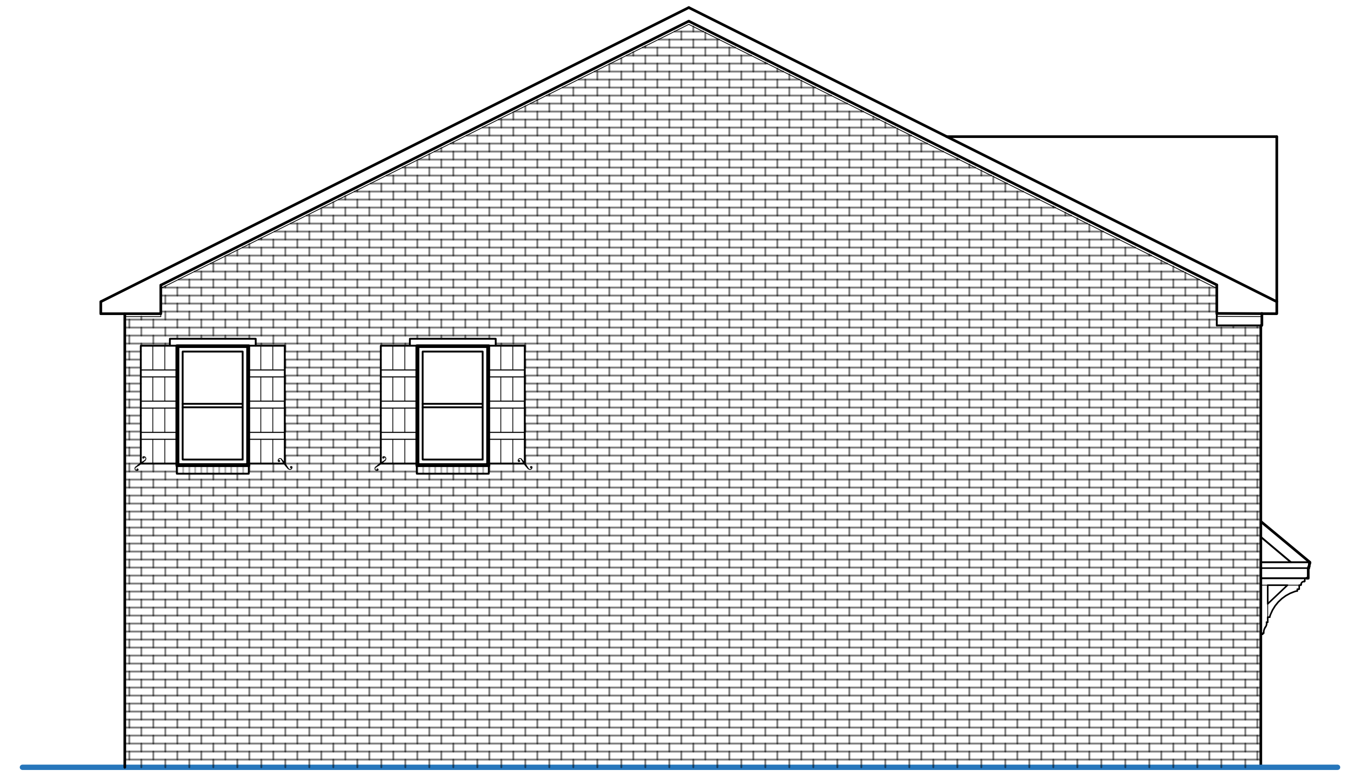


FRONT ELEVATION BB

RIGHT SIDE ELEVATION

RIGHT SIDE ELEVATION W/ OPT. BEDROOM #4

Honeybee - Elevation BB



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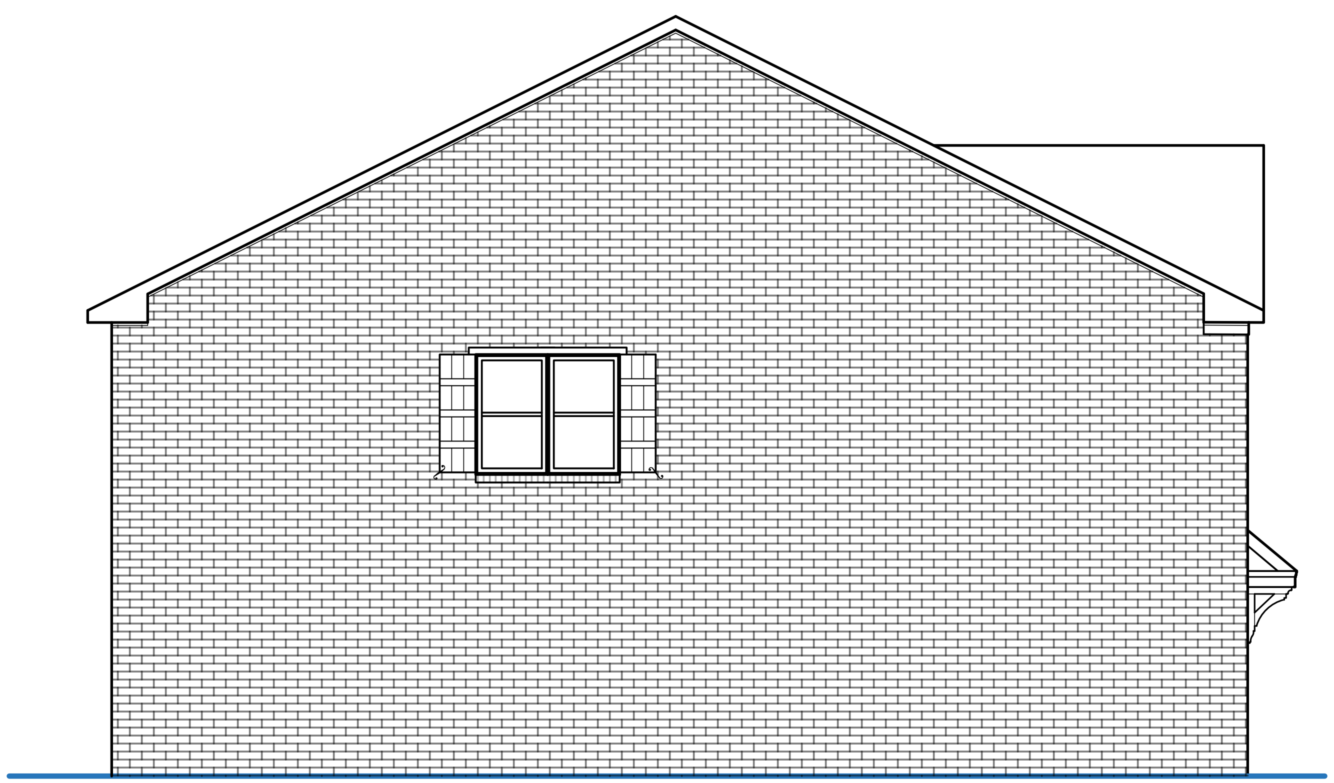
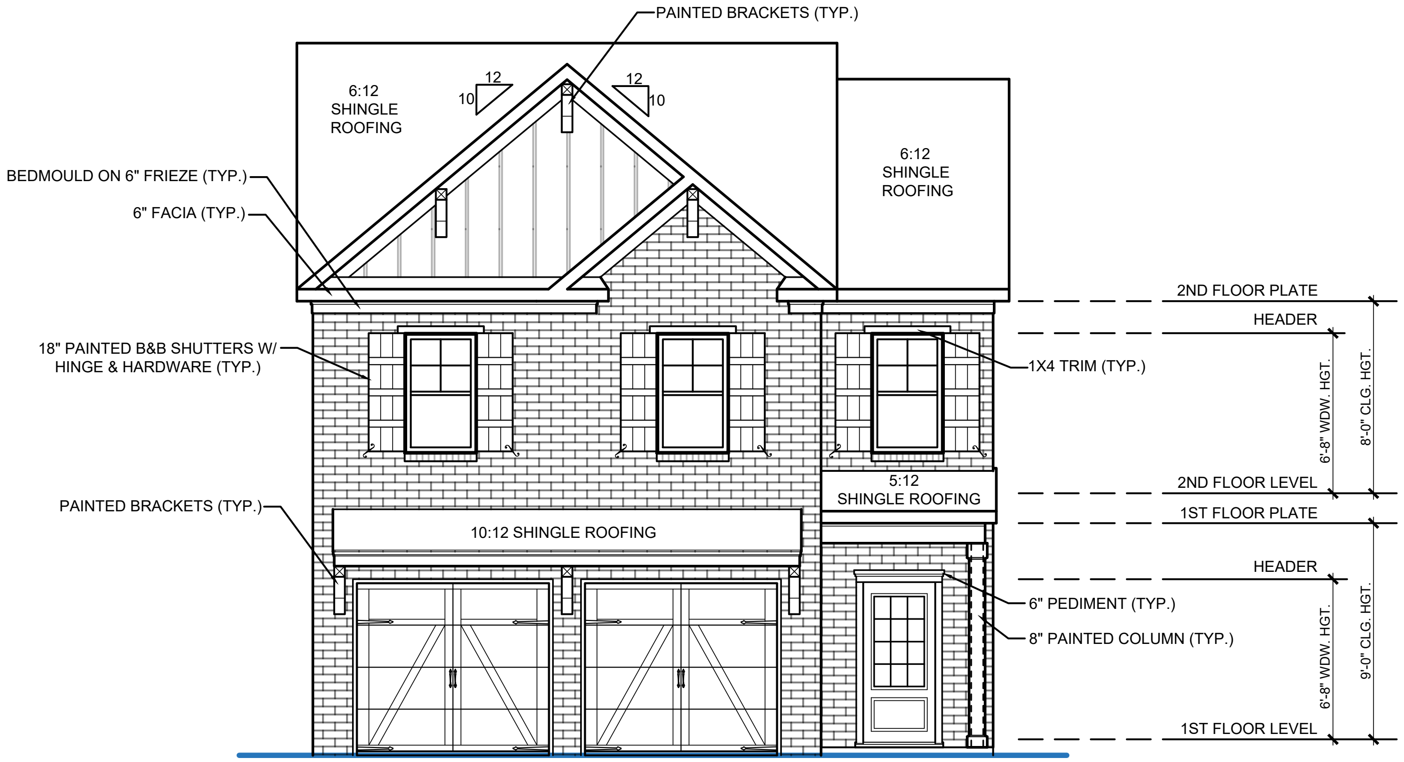
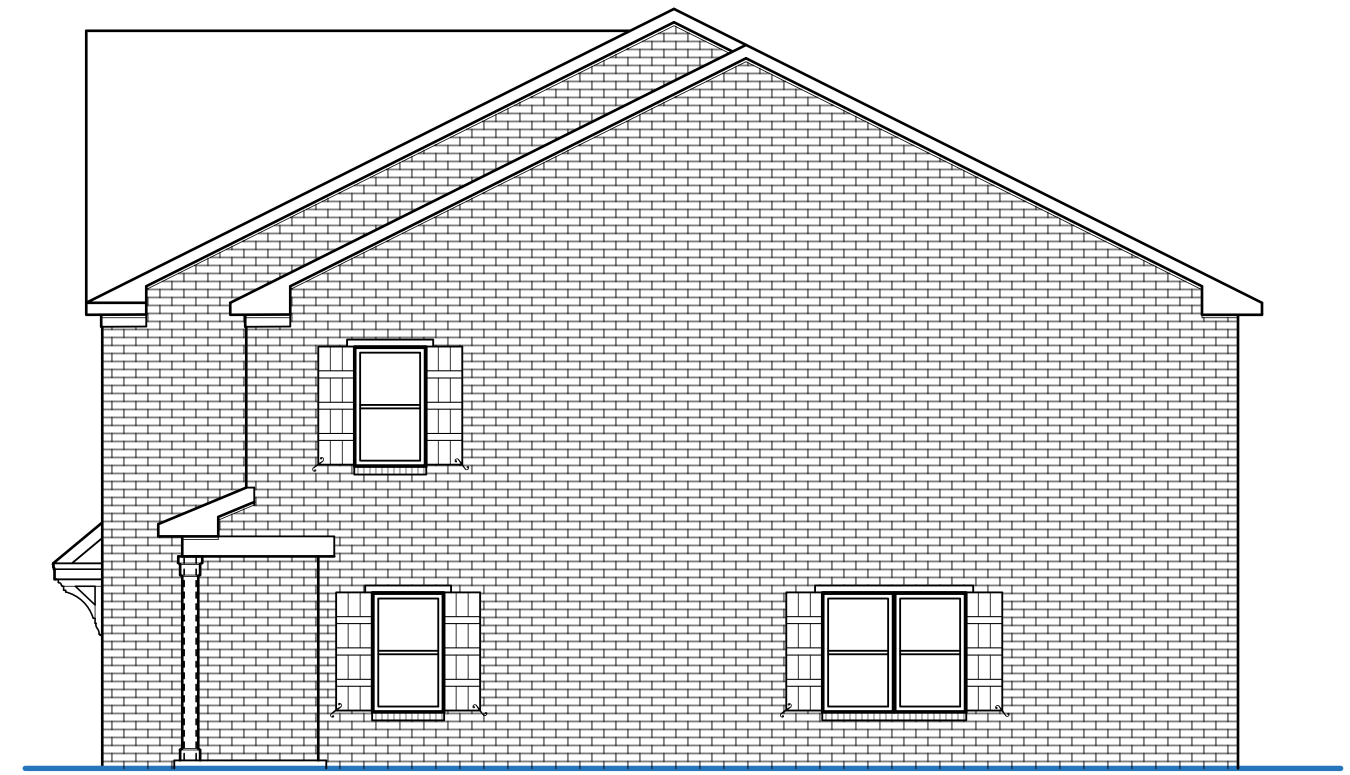


LEFT SIDE ELEVATION W/ OPT. LOFT

Honeybee - Elevation BB



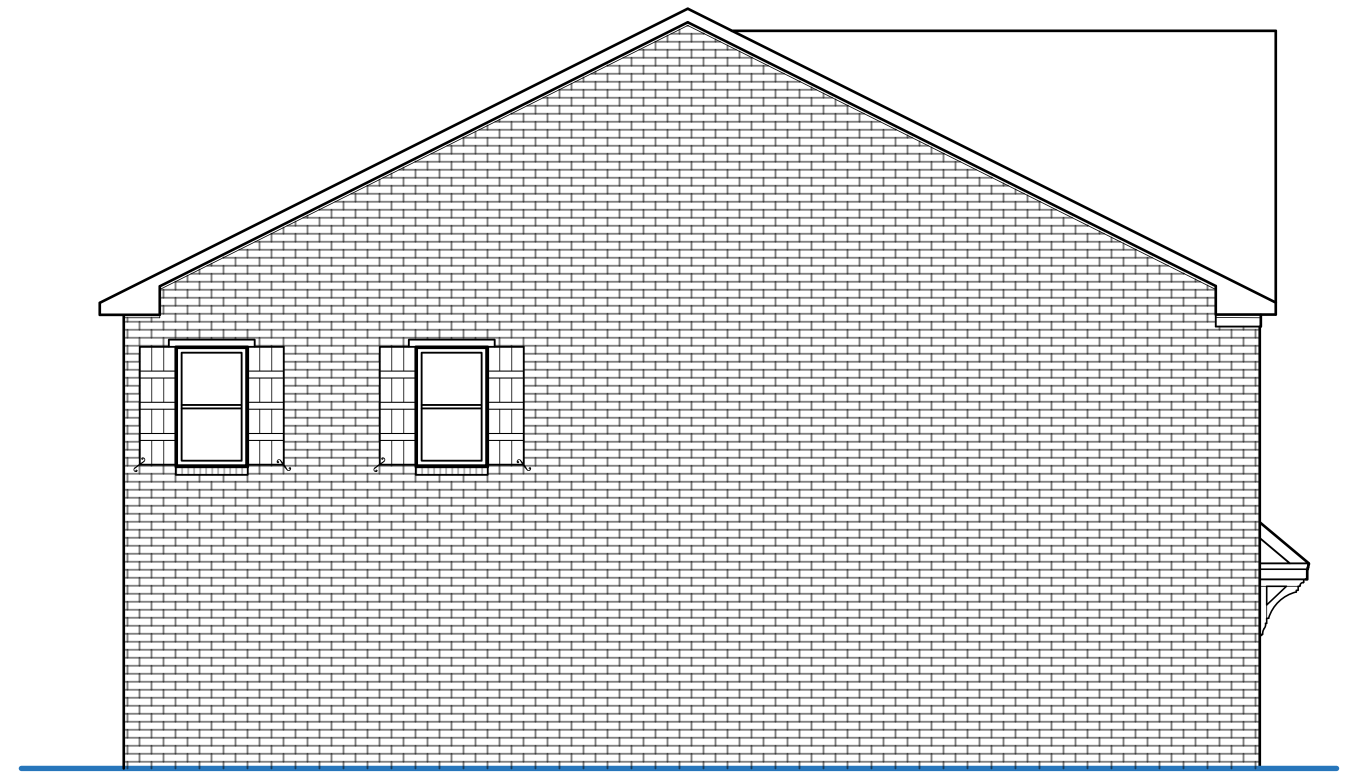
FRONT ELEVATION CC



RIGHT SIDE ELEVATION

RIGHT SIDE ELEVATION W/ OPT. BEDROOM #4

Honeybee - Elevation CC



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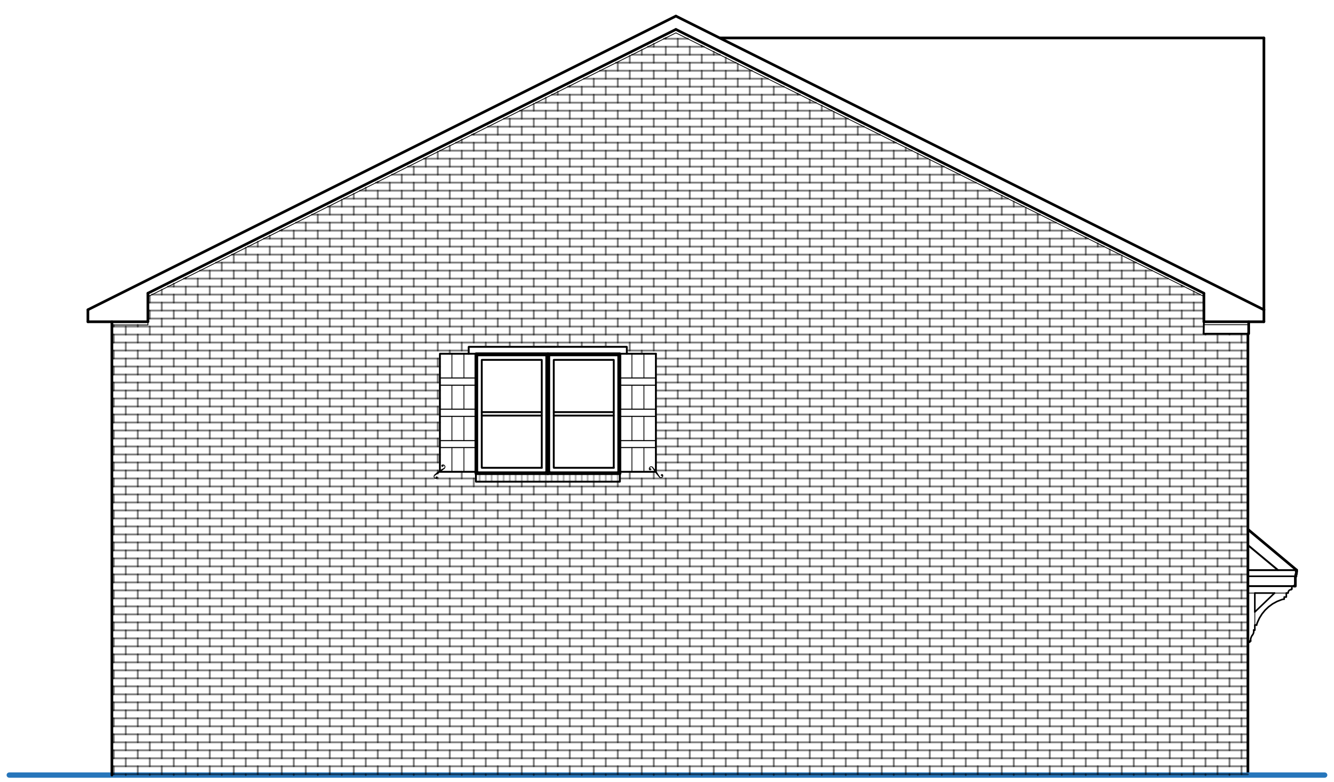
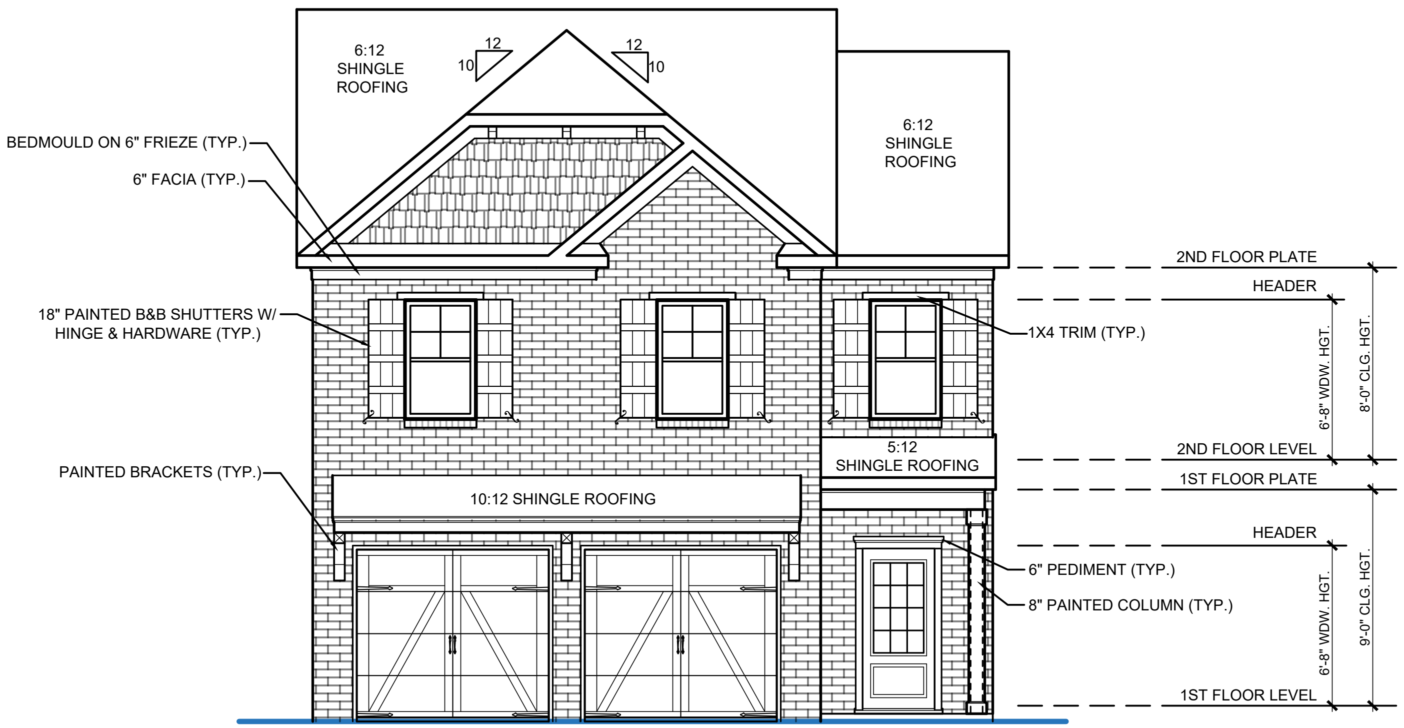
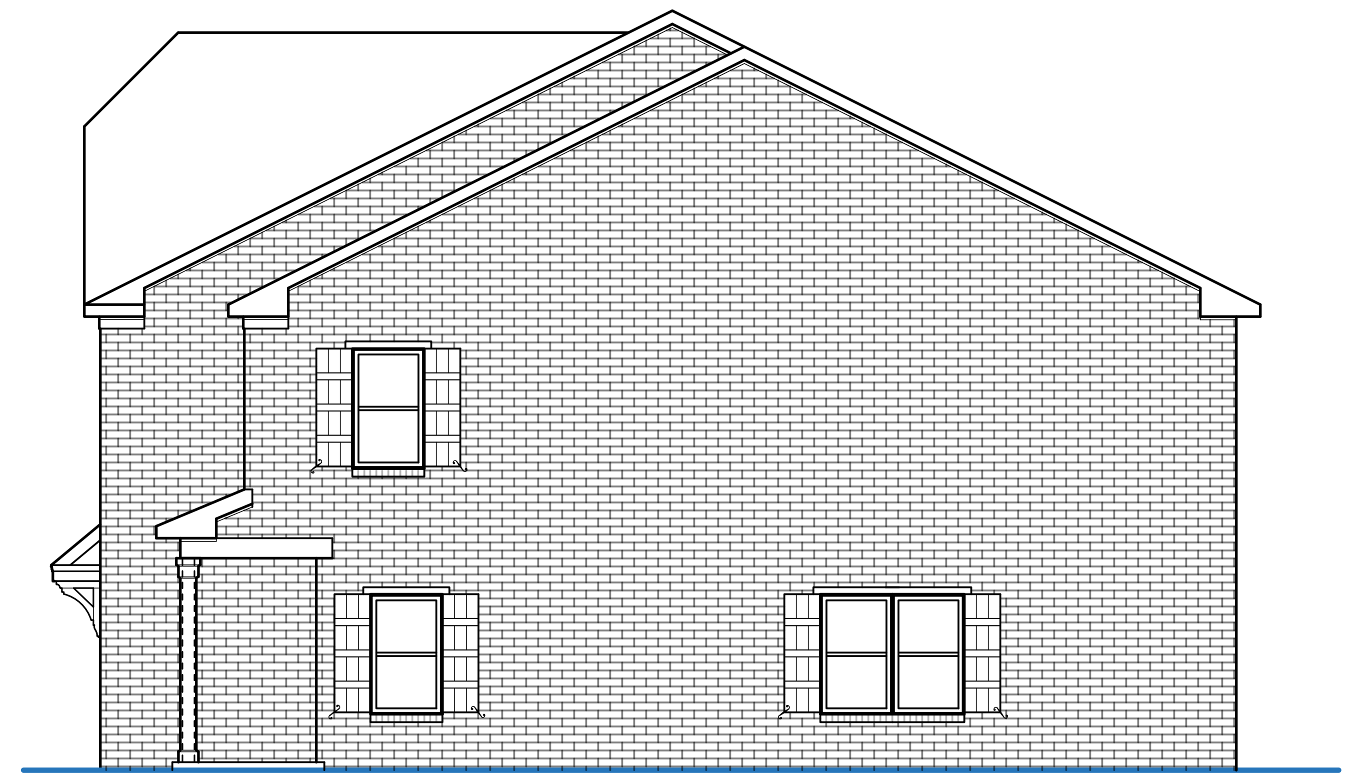


LEFT SIDE ELEVATION W/ OPT. LOFT

Honeybee - Elevation CC



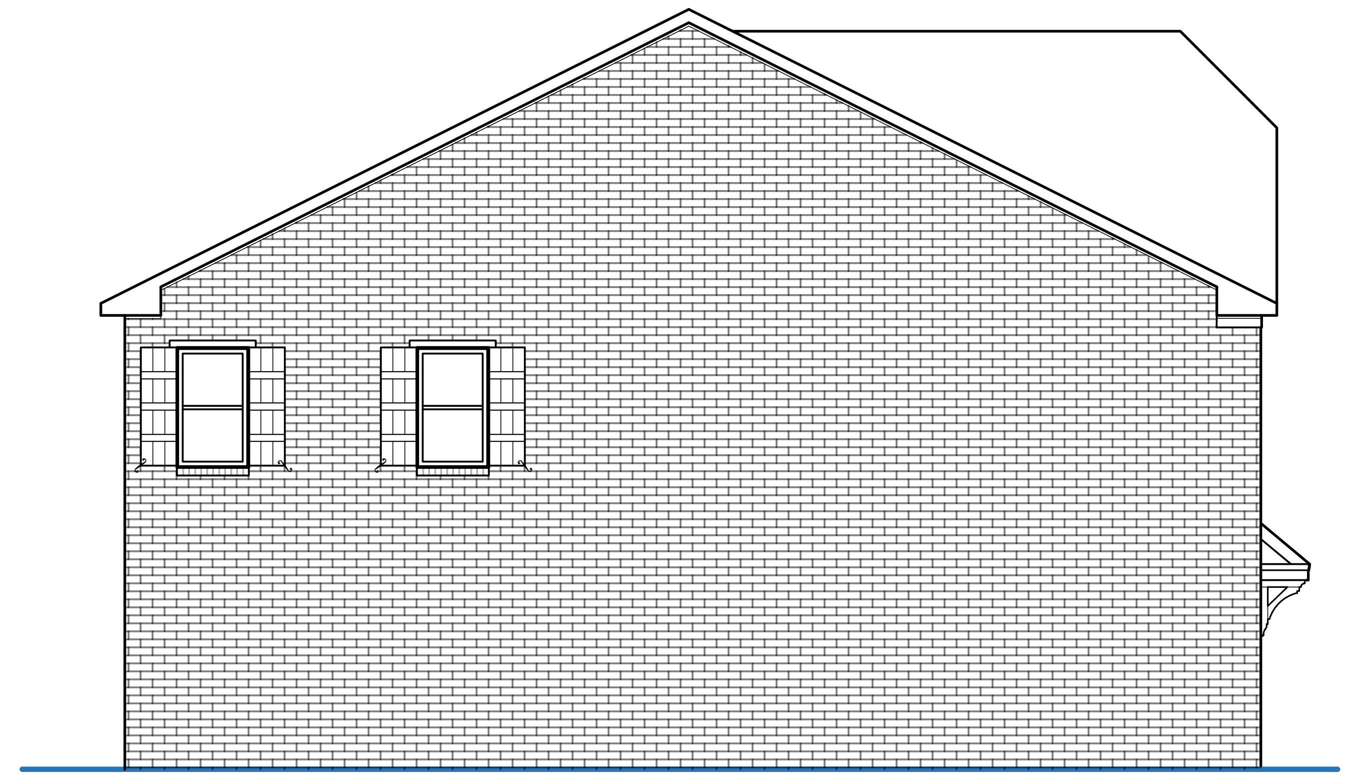
FRONT ELEVATION DD



RIGHT SIDE ELEVATION

RIGHT SIDE ELEVATION W/ OPT. BEDROOM #4

Honeybee - Elevation DD



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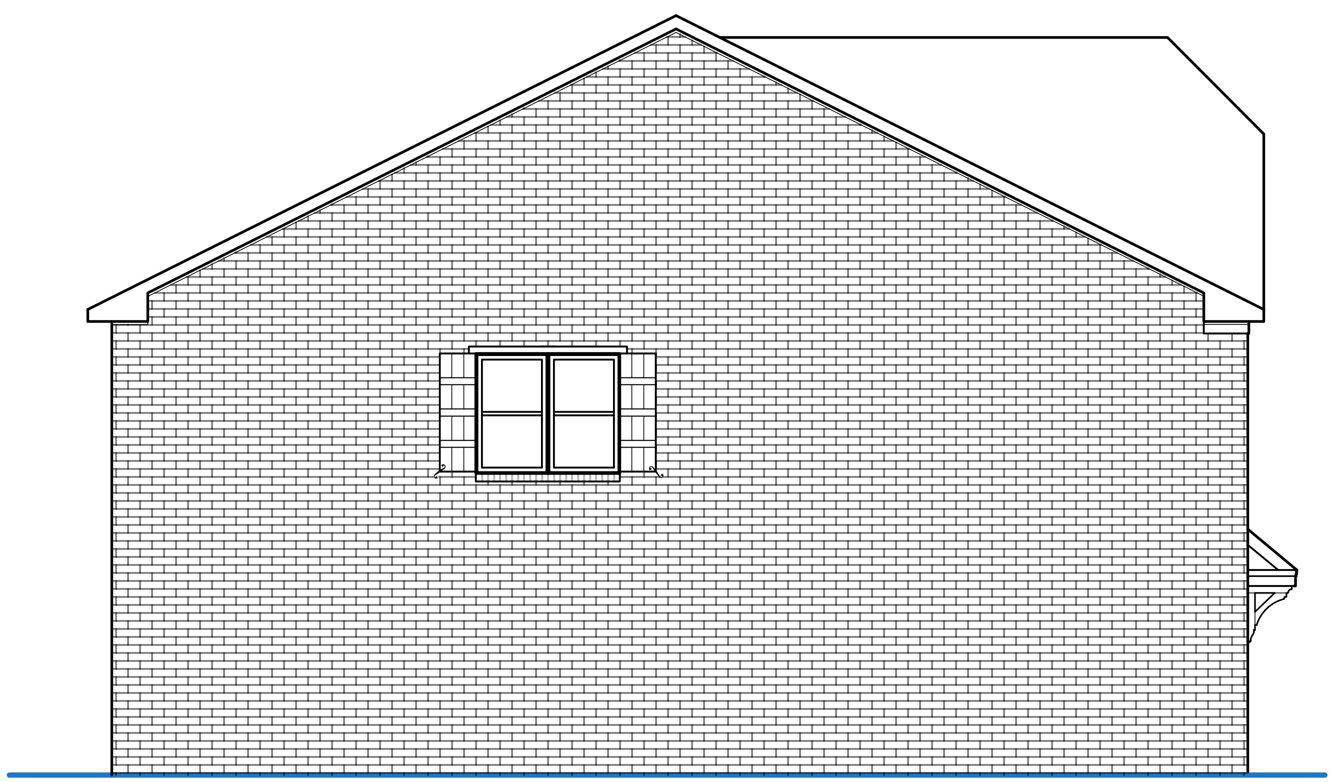
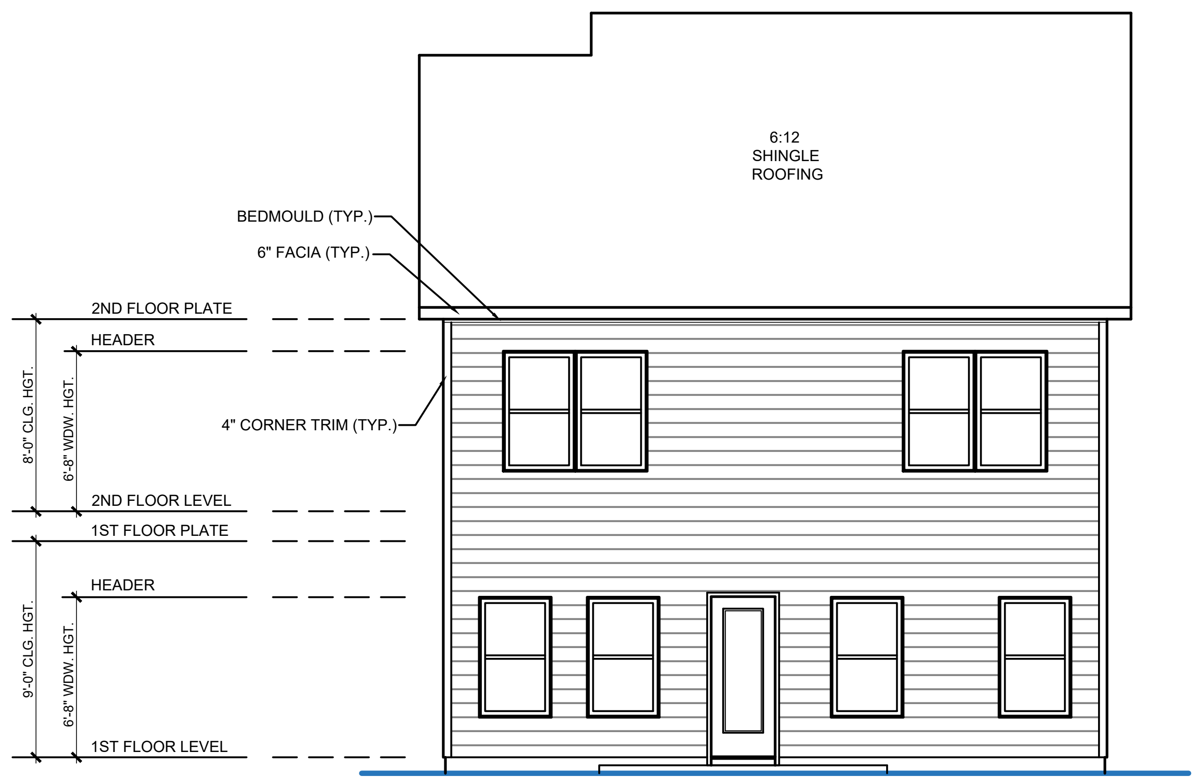


LEFT SIDE ELEVATION W/ OPT. LOFT

Honeybee - Elevation DD



TYPICAL REAR ELEVATION

Honeybee - Rear Elevation

AGENDA ITEM MEMORANDUM

MEETING OF: June 10, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval to negotiate and execute in substantial format the Stormwater Maintenance Agreement for Collection at Sweetwater, LLC, a property located at Old Bankhead Hwy in Land Lot 1296 and 1297, 19th District, Cobb County, PIN 19129600490 for a town house development

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND: Not Applicable

RECOMMENDATION: Approval of the agreement

ATTACHMENTS:
1. Stormwater Maintenance Agreement - Leydenview

STATE OF GEORGIA **COUNTY OF COBB**

CITY OF MABLETON

Maintenance Agreement

WHEREAS, Property Owner Collection at Sweetwater, LLC recognizes that the underground detention and infiltration facility or facilities (hereinafter referred to as "the facility" or "facilities") must be maintained for the development in the City of Mableton called, Old Bankhead Townhomes, located in Land Lot(s) 1296 & 1297, District(s) 19, of Cobb County, Georgia; and

WHEREAS, Property Owner is the owner of real property more particularly described on the attached **Exhibit "A" Plat and Legal Description** (hereinafter referred to as "the Property"); and

WHEREAS, the City of Mableton ("City") and Property Owner, or its administrators, executors, successors, heirs, or assigns, agree that the health, safety and welfare of the citizens of City require that the facilities be constructed and maintained on the property; and

WHEREAS, City contracts with Contract Provider to provide stormwater services; and

WHEREAS, so long as City uses a Contract Provider, such Contract Provider shall have the same authorities under this IGA as City; and

WHEREAS, the Development Regulations require that facility or facilities as shown on the approved development plans and specifications be constructed and maintained by Property Owner, its administrators, executors, successors, heirs, or assigns.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

SECTION 1.

The facility or facilities shall be constructed by Property Owner in accordance with the plans and specifications for the development.

SECTION 2.

Property Owner, its administrators, executors, successors, heirs or assigns shall maintain the facility or facilities in good working condition acceptable to City and in accordance with the schedule of long-term maintenance activities agreed hereto and attached as **Exhibit "B" Maintenance and Inspection Schedule.**

SECTION 3.

Property Owner, its administrators, executors, successors, heirs or assigns hereby grants permission to City, its Contract Provider, authorized agents and employees, to enter upon the Property and to inspect the facilities whenever City or City's Contract Provider deems necessary. Whenever possible, City or City's Contract Provider shall provide notice prior to entry. Property Owner shall execute an access easement in favor of City and/or City's Contract Provider to allow City or City's Contract Provider to inspect, observe, maintain, and repair the facility as deemed necessary. A fully executed original easement is attached to this Agreement as **Exhibit "C" Access Easement** and by reference made a part hereof.

SECTION 4.

In the event Property Owner, its administrators, executors, successors, heirs or assigns fails to maintain the facility or facilities as shown on the approved plans and specifications in good working order acceptable to City or City's Contract Provider and in accordance with the maintenance schedule incorporated in this Agreement, City or City's Contract Provider, with due notice, may enter the property and take whatever steps it deems necessary to return the facility or facilities to good working order. This provision shall not be construed to allow City or City's Contract Provider to erect any structure of a permanent nature on the property. It is expressly understood and agreed that City or City's Contract Provider are under no obligation to maintain or repair the facility or facilities and in no event shall this Agreement be construed to impose any such obligation on City or City's Contract Provider.

SECTION 5.

In the event City or City's Contract Provider, pursuant to the Agreement, performs work of any nature, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, and the like, Property Owner shall reimburse City or City's Contract Provider, or shall forfeit any required bond upon demand within thirty (30) days of receipt thereof for all the costs incurred by City or City's Contract Provider hereunder. If not paid within the prescribed time period, City or City's Contract Provider shall secure a lien against the real property in the amount of such costs. The actions described in this section are in addition to and not in lieu of any and all legal remedies available to City or City's Contract Provider as a result of Property Owner's failure to maintain the facility or facilities.

SECTION 6.

It is the intent of this Agreement to insure the proper maintenance of the facility or facilities by Property Owner; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or caused by storm water runoff.

SECTION 7.

Sediment accumulation resulting from the normal operation of the facility or facilities will be catered for. Property Owner will make accommodation for the removal and disposal of all accumulated sediments. Disposal will be provided onsite in a reserved area(s) or will be removed from the site. Reserved area(s) shall be sufficient to accommodate for a minimum of two dredging cycles.

SECTION 8.

Property Owner shall use the standard BMP Operation and Maintenance Inspection Report attached to this agreement as **Exhibit "D" Standard BMP Operation and Maintenance Inspection Report** and by this reference made a part hereof for a minimal annual inspection of the facility or facilities by a qualified inspector.

SECTION 9.

Property Owner, its administrators, executors, successors, heirs and assigns hereby indemnifies and holds harmless City and its City's Contract Provider, as well as their authorized agents and employees for any and all damages, accidents, casualties, occurrences or claims which might arise or be asserted against City or City's Contract Provider from the construction, presence, existence or maintenance of the facility or facilities by the Property Owner or City or City's

Contract Provider. In the event a claim is asserted against City or City's Contract Provider, its authorized agents or employees, City or City's Contract Provider shall promptly notify Property Owner and Property Owner shall defend at its own expense any suit based on such claim. If any judgement or claims against City or City's Contract Provider, its authorized agents or employees shall be allowed, Property Owner shall pay for all costs and expenses in connection herewith.

SECTION 10.

This Agreement shall be recorded among the deed records of the Clerk of Superior Court of Cobb County and shall constitute a covenant running with the land and shall be binding on Property Owner, its administrators, executors, heirs, assigns and any other successors in interest.

SECTION 11.

This Agreement may be enforced by proceedings at law or in equity by or against the parties hereto and their respective successors in interest.

SECTION 12.

Invalidation of any one of the provisions of this Agreement shall in no way effect any other provisions and all other provisions shall remain in full force and effect.

SO AGREED this 13 day of APRIL, 20 26.

Collection at Sweetwater, LLC, a Georgia Corporation		Attest:
Jordon Tench		Brendan O'Dwyer
Manager		Manager

Sworn to and subscribed before me

This 13 day of April, 2026.

Notary Public

Commission Expires: 3/20/2028

M. DAWN WATSON
NOTARY
EXPIRES
GEORGIA
03/20/2028
PUBLIC
CHEROKEE COUNTY

Recommended by Contract Provider:

By: P.E
5/19/26

CITY OF MABLETON, GEORGIA

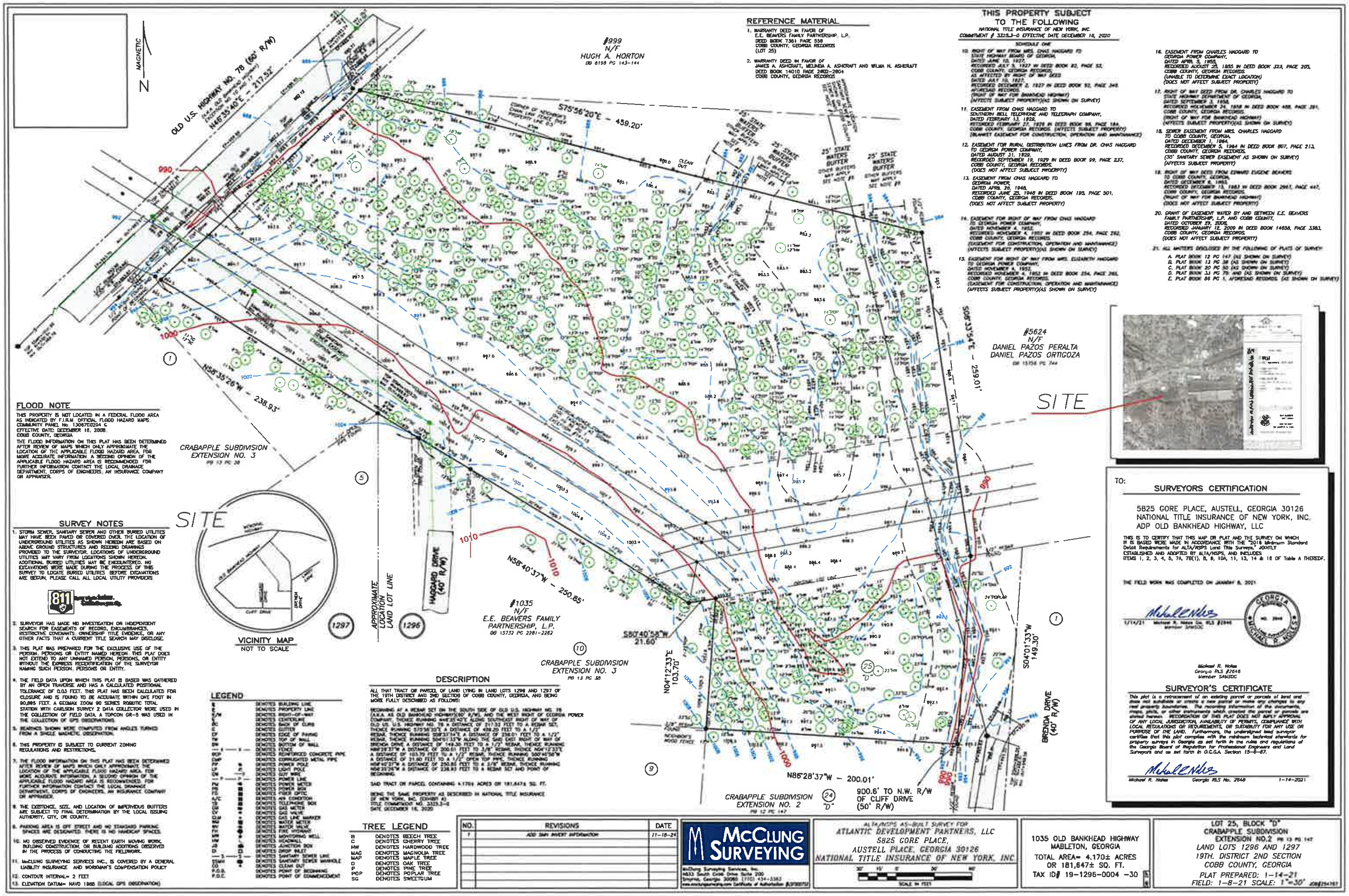
By:
Title:

Date:

Attachments:

Exhibit" A" Plat and Legal Description
Exhibit "B" Maintenance and Inspection Schedule
Exhibit "C" Access Easement
Exhibit "D" Standard BMP Operation and Maintenance Inspection Report

EXHIBIT "A" & LEGAL DESCRIPTION


THIS PROPERTY SUBJECT TO THE FOLLOWING
REFERENCE MATERIAL
#999 N/F HUGH A. HORTON
OLD U.S. HIGHWAY NO. 78 (60' R/W)
N46°35'40"E - 217.52'
S75°56'20"E - 459.20'
S08°33'54"E - 259.01'
#5624 N/F DANIEL PAZOS PERALTA DANIEL PAZOS ORTIGOZA
SITE
N58°35'26"W - 238.93'
CRABAPPLE SUBDIVISION EXTENSION NO. 3
N58°40'37"W - 250.85'
#1035 N/F E.E. BEAVERS FAMILY PARTNERSHIP, L.P.
S80°40'58"W 21.60'
N04°12'33"E 103.70'
CRABAPPLE SUBDIVISION EXTENSION NO. 3
S04°01'33"W 149.30'
N86°28'37"W - 200.01'
900.6' TO N.W. R/W OF CLIFF DRIVE (50' R/W)
CRABAPPLE SUBDIVISION EXTENSION NO. 2
BRENDA DRIVE (40' R/W)
HAGGARD DRIVE (40' R/W)
APPROXIMATE LOCATION LAND LOT LINE
1296
1297
FLOOD NOTE
SURVEY NOTES
VICINITY MAP
NOT TO SCALE
SITE
LEGEND
TREE LEGEND
DESCRIPTION
REVISIONS
DATE
11-18-24
SURVEYORS CERTIFICATION
5825 GORE PLACE, AUSTELL, GEORGIA 30126
NATIONAL TITLE INSURANCE OF NEW YORK, INC.
ADP OLD BANKHEAD HIGHWAY, LLC
SURVEYOR'S CERTIFICATE
McCLUNG SURVEYING
ALTA/NSPS AS-BUILT SURVEY FOR
ATLANTIC DEVELOPMENT PARTNERS, LLC
5825 GORE PLACE,
AUSTELL PLACE, GEORGIA 30126
NATIONAL TITLE INSURANCE OF NEW YORK, INC.
1035 OLD BANKHEAD HIGHWAY
MABLETON, GEORGIA
TOTAL AREA= 4.170± ACRES
OR 181,647± SQ. FT.
TAX ID# 19-1296-0004 -30
LOT 25, BLOCK "D"
CRABAPPLE SUBDIVISION
EXTENSION NO.2
LAND LOTS 1296 AND 1297
19TH. DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA
PLAT PREPARED: 1-14-21
FIELD: 1-8-21 SCALE: 1"=30'

DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOTS 1296 AND 1297 OF THE 19TH DISTRICT AND 2ND SECTIOB OF COBB COUNTY, GEORGIA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR SET ON THE SOUTH SIDE OF OLD U.S. HIGHWAY NO. 78 (A.K.A. AS OLD BANKHEAD HIGHWAY)(60' R/W), AND THE WEST RIGHT OF GEORGIA POWER COMPANY, THENCE RUNNING N46°35'40"E ALONG SOUTHEAST RIGHT OF WAY OF OLD US. U.S. HIGHWAY NO. 78 A DISTANCE OF 217.52 FEET TO A REBAR SET, THENCE RUNNING S75°56'20"E A DISTANCE OF 459.20 FEET TO A 1/2" REBAR, THENCE RUNNING S08°33'54"E A DISTANCE OF 259.01 FEET TO A 1/2" REBAR, THENCE RUNNING S04°01'33"W ALONG THE SAID EAST RIGHT OF WAY OF BRENDA DRIVE A DISTANCE OF 149.30 FEET TO A 1/2" REBAR, THENCE RUNNING N86°28'37"W A DISTANCE OF 200.01 FEET TO 3/8" REBAR, THENCE N04°12'33"E A DISTANCE OF 103.70 FEET TO A 1/2" REBAR, THENCE RUNNING S80°40'58"W A DISTANCE OF 21.60 FEET TO A 1/2" OPEN TOP PIPE, THENCE RUNNING N58°40'37"W A DISTANCE OF 250.85 FEET TO A 3/8" REBAR, THENCE RUNNING N58°35'26"W A DISTANCE OF 238.93 FEET TO A REBAR SET AND POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 4.170± ACRES OR 181,647± SQ. FT.

BEING THE SAME PROPERTY AS DESCRIBED IN NATIONAL TITLE INSURANCE OF NEW YORK, INC. (EXHIBIT A)
TITLE COMMITMENT NO. 3325.3-0
DATE DECEMBER 16, 2020

EXHIBIT "B" MAINTENANCE & INSPECTION SCHEDULE

Underground Detention

Underground detention is detention storage located in underground tanks or vaults designed to provide water quantity control through temporary storage of stormwater runoff. In addition they can improve water quality by removing heavy amounts of sediment.

There are some common problems to be aware of when maintaining an underground detention area. They include, but are not limited to, the following:

- Sediment build-up
- Clogging in the inlet and outlet structure
- Requirement to have Occupational Safety and Health Administration (OSHA) confined space entry training

Routine maintenance should be performed on the underground detention areas to ensure that the structure is properly functioning. Routine maintenance includes the removal of debris from inlet and outlet structures and cleaning sediment built up inside the structure. Because this is an underground system, inspection and maintenance may be difficult to conduct. Generally these underground systems can be inspected by looking in an access opening. Sometimes, however, maintenance requires an individual who is certified in OSHA confined space entry. Should there be a situation where a safety concern arises, the inspection should stop and the safety concern addressed. Once the concern is addressed, the inspection can continue.

Inspect the underground detention area after a large rainstorm. If the underground detention area is not draining properly, check the inlet and outlet structures to make sure they are not clogged.

Sediment should be removed from the practice by either a vacuum or boom. If the system is accepting water that flowed from a hazardous facility, the sediment may need to be disposed of by other means. Check with the local government to identify any additional constraints on the disposal of sediments excavated from underground detention.

The table on the following page shows a schedule for when different maintenance activities should be performed on a submerged gravel wetland.

Underground Detention Typical Routine Maintenance Activities and Schedule

Activity	Schedule
• Remove any trash/debris and sediment buildup in the underground trash racks, vaults or tanks. • Check drainage areas for trash, erosion, and debris. • Clean underground detention if hazardous or foreign substances are spilled in the contributing drainage area. • Perform structural repairs to inlet and outlets.	As needed
• Follow manufacturer's guidelines and develop/adjust plan for the underground detention. • Clean out underground detentions with vacuum or boom trucks. • Clean sediment or oil chambers	Annually

Underground Detention

Maintenance Item	Condition				Comment
	Good	Marginal	Poor	N/A*	
General Inspection					
Access to the site is adequately maintained for inspection and maintenance.					
Area is clean (trash, debris, grass clippings, etc. removed).					
Inlet Structure and Pretreatment					
Drainage ways (overland flow or pipes) to the practice are free of trash, debris, large branches, etc.					
Inlet structure is in good condition. No signs of cracks or leaks.					
Diversion structure (high flow bypass structure or other) is free of trash, debris, or sediment. Comment on overall condition of diversion structure and list type.					
Inlet pipe fits tightly to the underground detention.					
Inlet has protection to prevent clogging with leaves or other debris and has fine mesh for mosquito control.					
Main Treatment					
Main treatment area is free of trash, debris, and sediment.					
Structure seems to be working properly. No signs of settling, leaking, or cracking. Comment on overall condition of structure.					
Emergency Overflow and Outlet Structure					
Area is free of trash, debris, and sediment.					
Overflow valve appears to be in good condition and show no signs of leaking.					
Results					
Overall condition of Underground Detention:					
Additional Comments					

Notes: *If a specific maintenance item was not checked, please explain why in the appropriate comment box.

Isolator® Row Plus

O&M Manual

The Isolator® Row Plus

Introduction

An important component of any Stormwater Pollution Prevention Plan is inspection and maintenance. The StormTech Isolator Row Plus is a technique to inexpensively enhance Total Suspended Solids (TSS), Total Phosphorus (TP), Total Petroluem Hydrocarbons (TPH) and Total Nitrogen (TN) removal with easy access for inspection and maintenance.

Looking down the Isolator Row Plus from the manhole opening, ADS Plus Fabric is shown between the chamber and stone base.

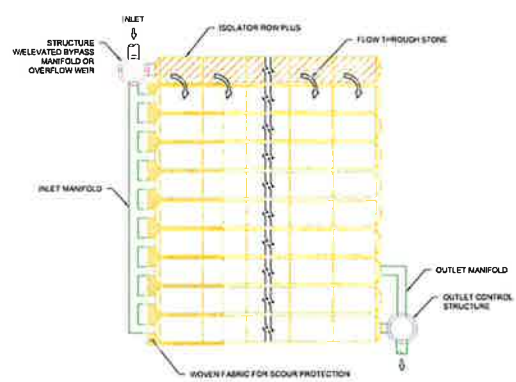
The Isolator Row Plus

The Isolator Row Plus is a row of StormTech chambers, either SC-160, SC-310, SC-310-3, SC-740, DC-780, SC-800, MC-3500, MC-4500 or MC-7200 models, are lined with filter fabric and connected to a closely located manhole for easy access. The fabric lined chambers provide for sediment settling and filtration as stormwater rises in the Isolator Row Plus and passes through the filter fabric. The open bottom chambers allow stormwater to flow vertically out of the chambers. Sediments are captured in the Isolator Row Plus protecting the adjacent stone and chambers storage areas from sediment accumulation.

ADS Isolator Row and Plus fabric are placed between the stone and the Isolator Row Plus chambers. The woven geotextile provides a media for stormwater filtration, a durable surface for maintenance, prevents scour of the underlying stone and remains intact during high pressure jetting.

The Isolator Row Plus is designed to capture the "first flush" runoff and offers the versatility to be sized on a volume basis or a flow-rate basis. An upstream manhole provides access to the Isolator Row Plus and includes a high/low concept such that stormwater flow rates or volumes that exceed the capacity of the Isolator Row Plus bypass through a manifold to the other chambers. This is achieved with an elevated bypass manifold or a high-flow weir. This creates a differential between the Isolator Row Plus row of chambers and the manifold to the rest of the system, thus allowing for settlement time in the Isolator Row Plus. After Stormwater flows through the Isolator Row Plus and into the rest of the chamber system it is either exfiltrated into the soils below or passed at a controlled rate through an outlet manifold and outlet control structure.

StormTech Isolator Row Plus with Overflow Structure (not to scale)



The Isolator Row Plus Flamp™ is a flared end ramp apparatus attached to the inlet pipe on the inside of the chamber end cap. The FLAMP provides a smooth transition from pipe invert to fabric bottom. It is configured to improve chamber function performance by enhancing outflow of solid debris that would otherwise collect at the chamber's end, or more difficult to remove and require confined space entry into the chamber area. It also serves to improve the fluid and solid flow into the access pipe during maintenance and cleaning and to guide cleaning and inspection equipment back into the inlet pipe when complete.

The Isolator Row Plus may be part of a treatment train system. The treatment train design and pretreatment device selection by the design engineer is often driven by regulatory requirements. Whether pretreatment is used or not, StormTech recommend using the Isolator Row Plus to minimize maintenance requirements and maintenance costs.

Note: *See the StormTech Design Manual for detailed information on designing inlets for a StormTech system, including the Isolator Row Plus.*

Isolator Row Plus Inspection/Maintenance

Inspection

The frequency of inspection and maintenance varies by location. A routine inspection schedule needs to be established for each individual location based upon site specific variables. The type of land use (i.e. industrial, commercial, residential), anticipated pollutant load, percent imperviousness, climate, etc. all play a critical role in determining the actual frequency of inspection and maintenance practices.

At a minimum, StormTech recommends annual inspections. Initially, the Isolator Row Plus should be inspected every 6 months for the first year of operation. For subsequent years, the inspection should be adjusted based upon previous observation of sediment deposition.

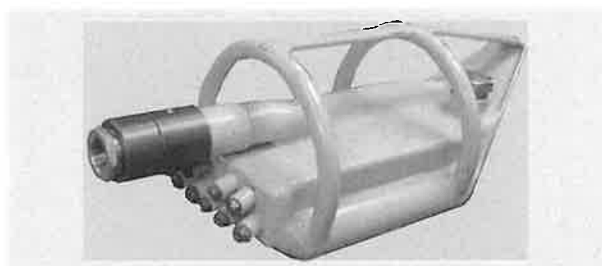
The Isolator Row Plus incorporates a combination of standard manhole(s) and strategically located inspection ports (as needed). The inspection ports allow for easy access to the system from the surface, eliminating the need to perform a confined space entry for inspection purposes.

If upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3" (75 mm) throughout the length of the Isolator Row Plus, clean-out should be performed.

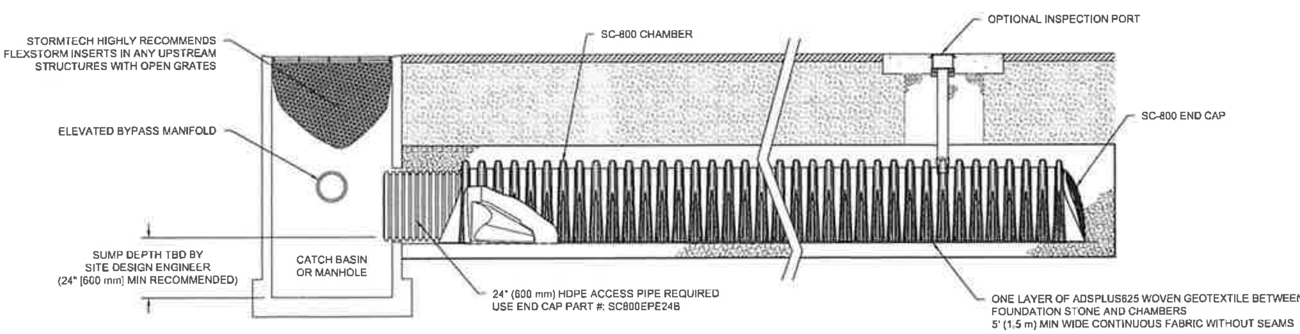
Maintenance

The Isolator Row Plus was designed to reduce the cost of periodic maintenance. By "isolating" sediments to just one row, costs are dramatically reduced by eliminating the need to clean out each row of the entire storage bed. If inspection indicates the potential need for maintenance, access is provided via a manhole(s) located on the end(s) of the row for cleanout. If entry into the manhole is required, please follow local and OSHA rules for a confined space entry.

Maintenance is accomplished with the JetVac process. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row Plus while scouring and suspending sediments. As the nozzle is retrieved, the captured pollutants are flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/JetVac combination vehicles. Selection of an appropriate JetVac nozzle will improve maintenance efficiency. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45" are best. StormTech recommends a maximum nozzle pressure of 2000 psi be utilized during cleaning. JetVac reels can vary in length. For ease of maintenance, ADS recommends Isolator Row Plus lengths up to 200' (61 m). **The JetVac process shall only be performed on StormTech Isolator Row Plus that have ADS Plus Fabric (as specified by StormTech) over their angular base stone.**



StormTech Isolator Row Plus (*not to scale*)



Isolator Row Plus Step By Step Maintenance Procedures

Step 1

Inspect Isolator Row Plus for sediment.

A) Inspection ports (if present)
   i. Remove lid from floor box frame
   ii. Remove cap from inspection riser
   iii. Using a flashlight and stadia rod,measure depth of sediment and record results on maintenance log.
   iv. If sediment is at or above 3 inch depth, proceed to Step 2. If not, proceed to Step 3.

B) All Isolator Row Plus
   i. Remove cover from manhole at upstream end of Isolator Row Plus
   ii. Using a flashlight, inspect down Isolator Row Plus through outlet pipe
      1. Mirrors on poles or cameras may be used to avoid a confined space entry
      2. Follow OSHA regulations for confined space entry if entering manhole
   iii. If sediment is at or above the lower row of sidewall holes (approximately 3 inches), proceed to Step 2.
   If not, proceed to Step 3.

Step 2

Clean out Isolator Row Plus using the JetVac process.

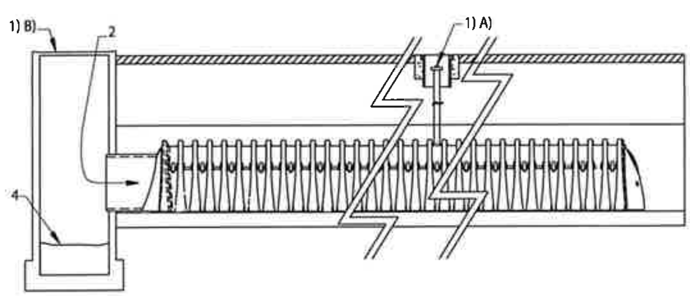
A) A fixed floor cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable
B) Apply multiple passes of JetVac until backflush water is clean
C) Vacuum manhole sump as required

Step 3

Replace all caps, lids and covers, record observations and actions.

Step 4

Inspect & clean catch basins and manholes upstream of the StormTech system.



Sample Maintenance Log

Date	Stadia Rod Readings: Fixed point to chamber bottom (1)	Stadia Rod Readings: Fixed point to top of sediment (2)	Sediment Depth (1)-(2)	Observations/Actions	Inspector
3/15/11	6.3 ft	none		New installation. Fixed point is CI frame at grade	DJM
9/24/11		6.2	0.1 ft	Some grit felt	SM
6/20/13		5.8	0.5 ft	Mucky feel, debris visible in manhole and in Isolator Row Plus, maintenance due	NV
7/7/13	6.3 ft		0	System jetted and vacuumed	DJM

adspipe.com
800-821-6710

ADS StormTech

EXHIBIT "C"

PERMANENT WATER QUALITY BMP AND ACCESS EASEMENT AGREEMENT

STATE OF GEORGIA

COUNTY OF COBB

THIS EASEMENT granted this 13 day of APRIL, 20 26

between the property owner Collection at Sweetwater, LLC a party of the first part, hereinafter referred to as Grantor, and City of Mableton, a municipal corporation of the State of Georgia, as party of the second part, hereinafter referred to as Grantee.

WITNESSETH THAT: Grantor, for and in consideration of the sum of ONE DOLLAR ($1.00) in hand paid at and before the sealing and delivery of this easement and in consideration of the agreements and covenants contained in this document and the Maintenance Agreement between Grantor and Grantee, hereby grants unto the Grantee an easement in and to that portion of the property shown on Exhibit "A" to the Maintenance Agreement, as shown and identified on the plat attached hereto as Exhibit "1".

The purpose of this easement is to allow Grantee, or its agents, access for maintenance activities to the Water Quality Best Management Practice (BMP) facility, and to prevent development of the property within the easement following issuance of the Certificate of Occupancy or in the case of a residential subdivision, the approval of the Final Plat, without written permission from the Cobb County Stormwater Management Division as City of Mableton's Contract Provider; in the event that Cobb County ceases to by City of Mableton's Contract Provider, this permission shall be from the City of Mableton or its then current Contract Provider. This easement is required by the provisions of the Maintenance Agreement executed by and between the Grantor and Grantee.

MAINTENANCE AGREEMENT

SO AGREED this 13 day of APRIL 20 26.

PROPERTY OWNER

By: ______________________
Signature of Owner

Attest: ______________________
Signature of Witness

JORDAN TENCH
Printed or Typed Name

Brendan O'Dwyer
Printed or Typed Name

By: ______________________
Signature of Owner

Attest: ______________________
Signature of Witness

____
Printed or Typed Name

____
Printed or Typed Name

By: ______________________
Signature of Owner

Attest: ______________________
Signature of Witness

____
Printed or Typed Name

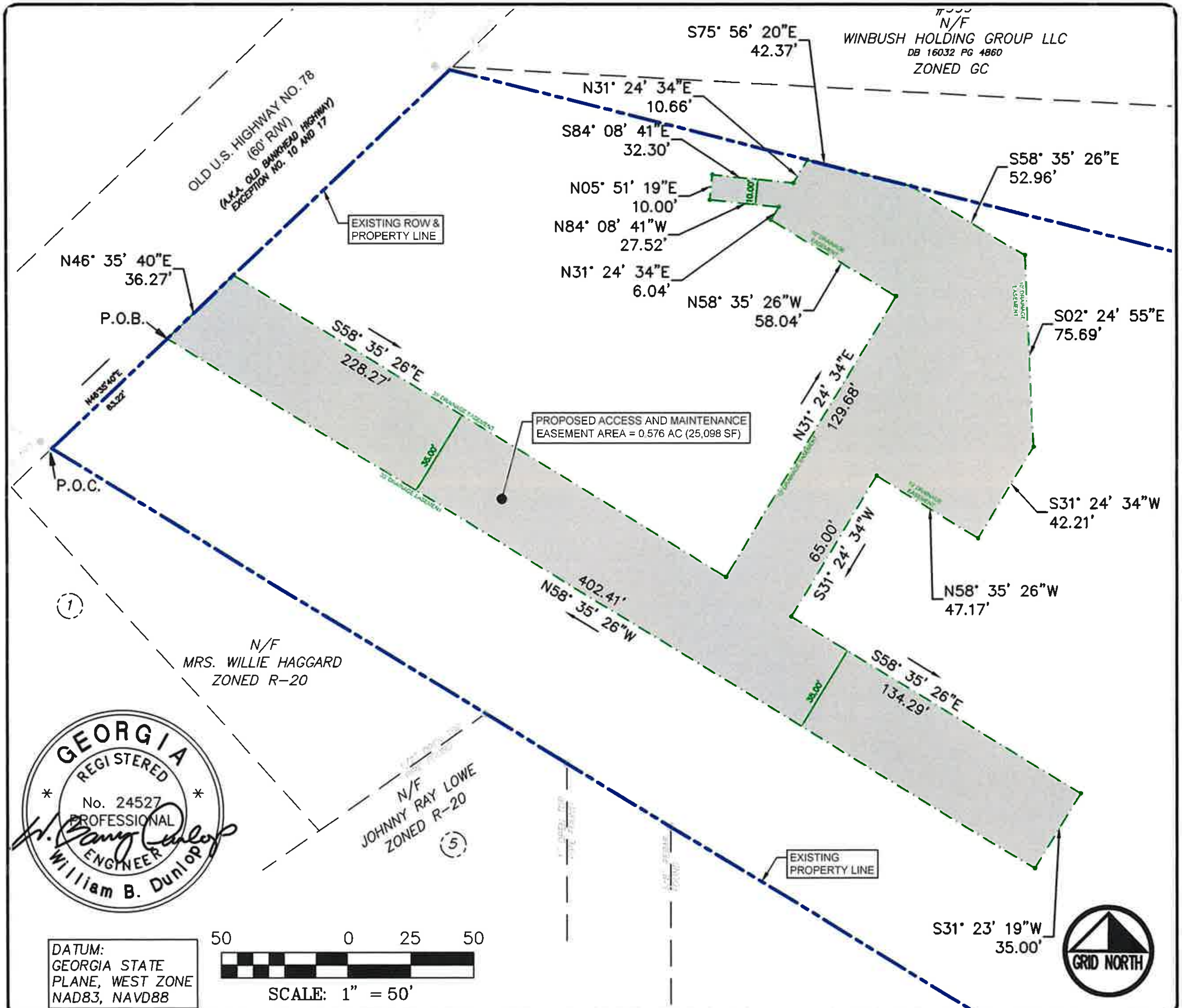
____
Printed or Typed Name

____
(Notary Public)

M. DAWN WATSON
NOTARY
EXPIRES
GEORGIA
03/20/2028
PUBLIC
CHEROKEE COUNTY

Attachments: Exhibit 1 (Plat of Easement)

EXHIBIT "1" & LEGAL DESCRIPTION



paradigm
Engineering Services, Inc.
903 BOMBAY LANE
ROSWELL, GEORGIA 30076
(P) 770.605.6030 (F) 404.537.1899

COLLECTION AT
SWEETWATER, LLC
850 OLD ALPHARETTA RD
ALPHARETTA, GA 30005

Project No.	2423
Design By:	WBD
Drawn By:	CCR
Checked By:	WBD
Date:	12/12/25
Scale:	1"=50'

Access + Maintenance Easement
OLD BANKHEAD TOWNHOMES

1035 OLD BANKHEAD HIGHWAY
LAND LOTS 1296 & 1297, 19TH DISTRICT, 2ND SECTION
CITY OF MABLETON, COBB COUNTY, GEORGIA

ACCESS & MAINTENANCE EASEMENT

LEGAL DESCRIPTION

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1296 & 1297, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE FULLY SHOWN AS AN ACCESS & MAINTENANCE EASEMENT CONTAINING 0.576 ACRES (5,098 SQUARE FEET) MORE OR LESS AND DESIGNATED ON A PLAT FOR COLLECTION AT SWEETWATER, LLC DATED DECEMBER 12, 2025, PREPARED BY PARADIGM ENGINEERING SERVICES, INC, AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT A ONE-HALF INCH REBAR FOUND AT THE MOST NORTHWESTERLY CORNER OF PROPERTY 1035 OLD BANKHEAD HIGHWAY, SAID POINT BEING THE **POINT OF COMMENCEMENT (P.O.C.)**; THENCE PROCEED, ALONG SAID PROPERTY LINE NORTH 46 DEGREES 35 MINUTES 40 SECONDS EAST A DISTANCE OF 63.22 FEET TO A POINT, SAID POINT BEING THE **POINT OF BEGINNING (P.O.B.)**.

FROM SAID POINT OF BEGINNING (P.O.B.), THENCE PROCEED NORTH 46 DEGREES 35 MINUTES 40 SECONDS EAST A DISTANCE OF 36.27 FEET TO A POINT; THENCE, LEAVING THE SOUTHEASTERLY RIGHT-OF-WAY OF OLD BANKHEAD HIGHWAY (60' R/W), PROCEED SOUTH 58 DEGREES 35 MINUTES 26 SECONDS EAST A DISTANCE OF 228.27 FEET TO A POINT; THENCE, NORTH 31 DEGREES 24 MINUTES 34 SECONDS EAST A DISTANCE OF 129.68 FEET TO A POINT; THENCE, NORTH 58 DEGREES 35 MINUTES 26 SECONDS WEST A DISTANCE OF 58.04 FEET TO A POINT; THENCE, NORTH 31 DEGREES 24 MINUTES 34 SECONDS EAST A DISTANCE OF 6.04 FEET TO A POINT; THENCE, NORTH 84 DEGREES 08 MINUTES 41 SECONDS WEST A DISTANCE OF 27.52 FEET TO A POINT; THENCE, NORTH 05 DEGREES 51 MINUTES 19 SECONDS EAST A DISTANCE OF 10.00 FEET TO A POINT; THENCE, SOUTH 84 DEGREES 08 MINUTES 41 SECONDS EAST A DISTANCE OF 32.30 FEET TO A POINT; THENCE, NORTH 31 DEGREES 24 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 10.66 FEET TO A POINT; THENCE, SOUTH 75 DEGREES 56 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 42.37 FEET TO A POINT; THENCE, SOUTH 58 DEGREES 35 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 52.96 FEET TO A POINT; THENCE, SOUTH 02 DEGREES 24 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 75.69 FEET TO A POINT; THENCE, SOUTH 31 DEGREES 24 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 42.21 FEET TO A POINT; THENCE, NORTH 58 DEGREES 35 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 47.17 FEET TO A POINT; THENCE, SOUTH 31 DEGREES 24 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 65.00 FEET TO A POINT; THENCE, SOUTH 58 DEGREES 35 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 134.29 FEET TO A POINT; THENCE, SOUTH 31 DEGREES 23 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 35.00 FEET TO A POINT; THENCE, NORTH 58 DEGREES 35 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 402.41 FEET TO A POINT, SAID POINT BEING THE **POINT OF BEGINNING (P.O.B.)**.

EXHIBIT "D"

BMP Facility Operation and Maintenance Inspection Report for Pond Facilities

Inspector Name____________________Community ____________________

Inspection Date____________________Address ____________________

Type of BMP____

Watershed__________________________Tax Map ____________________

ITEM INSPECTED	CHECKED Yes	CHECKED No	MAINTENANCE Reqd.	MAINTENANCE Not Reqd.	OBSERVATIONS & REMARKS
I. POND FACILITIES A. Pond Dam Embankments and Emergency Spillways					
1. Vegetation and Ground Cover Adequate					
2. Surface Erosion					
3. Animal Burrows					
4. Unauthorized Planting					
5. Cracking, Bulging, or Sliding of Dam					
a. Upstream Face					
b. Downstream Face					
c. At or Beyond Toe					
Upstream					
Downstream					
d. Emergency Spillway					
6. Pond, Toe & Chimney Drains Clear & Funct.					
7. Seeps/Leaks on Downstream Face					

ITEM INSPECTED	CHECKED Yes	No	MAINTENANCE Reqd.	Not Reqd.	OBSERVATIONS & REMARKS
8. Slope Protection or Riprap Failures					
9. Vertical and Horizontal Alignment of Top of Dam as Per "As-Built" Plans					
10. Emergency Spillway Clear of Obstructions and Debris					
11. Other (Specify)					
B. Riser and Principal Spillway Type: Reinforced Concrete Corrugated Pipe Masonry • Indicates Dry Ponds Only 1. Low Flow Orifice Obstructed					
2 * Low Flow Trash Rack					
a. Debris Removal Necessary b. Corrosion Control					
3. Weir Trash Rack Maintenance					
a. Debris Removal Necessary					
b. Corrosion Control					
4. Excessive Sediment Accumulation Inside Riser					
5 Concrete/Masonry Condition Riser & Barrels					
a. Cracks or Displacement					
b. Minor Spalling (<l")					
c. Major Spalling (Rebars Exposed)					
d. Joint Failures					
e. Water Tightness					
6. Metal Pipe Condition					
7. Control Valve					
a. Operational/Exercised					
b. Chained and Locked					

ITEM INSPECTED	CHECKED Yes	No	MAINTENANCE Reqd.	Not Reqd.	OBSERVATIONS & REMARKS
8. Pond Drain Valve					
a. Operational/Exercised					
b. Chained and Locked					
9. Outfall Channels Functioning					
10. Other (Specify)					
C. Permanent Pool - Wet Ponds					
1. Undesirable Vegetative Growth					
2. Floating or Floatable Debris Removal Required					
3. Visible Pollution					
4. Shoreline Problems					
5. Other (Specify)					
D. Dry Pool Areas - Dry Pond					
1. Vegetation Adequate					
2 Undesirable Vegetative Growth					
3. Undesirable Woody Growth					
4. Low Flow Channels Clear of Obstructions					
5. Standing Water or Wet Spots					
6. Sediment and/or Trash Accumulation					
7 Other (Specify)					
E. Condition of Outfalls into Pond Area					
1. Rip Rap Failures					
2 Slope Invert Erosion					
3 Storm Drain Pipes					
4 Endwalls/Headwalls					
5. Other (Specify)					

ITEM INSPECTED	CHECKED Yes	No	MAINTENANCE Reqd	Not Reqd	OBSERVATIONS & REMARKS
F. Other					
1. Encroachments on Pond or Easement Area (Be Specific)					
2. Complaints from Local Residents (Describe on Back)			N/A	N/A	
3. Aesthetics					
a Grass Mowing Reqd.					
b. Graffiti Removal Reqd.					
c Other					
4. Public Hazards (Be Specific)					
5. Maintenance Access					

SUMMARY

1. Inspector's Remarks:

____

____

____

____

____

2. Overall Condition of Facility (Check One)

Acceptable ____________

Unacceptable ____________

3. I hereby certify under penalty of perjury that I have performed the inspections and made a good faith effort to identify the items that need maintenance. I further certify that failure to inspect or misrepresent the need for maintenance could result in my liability for personal or property damage.

Signed: ______________________ Date: _______________

Inspector

AGENDA ITEM MEMORANDUM

MEETING OF: June 10, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval of May 27, 2026 Work Session Minutes (5:15 pm meeting)

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. May 27, 2026 Council Work Session - 515 pm (1)

CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Mableton, GA 30168
May 27, 2026 at 5:15 PM

The Honorable Michael Owens, Mayor
The Honorable Ron Davis, Mayor Pro Tem/District 1 Councilmember
The Honorable Michael McNeely, District 2 Councilmember
The Honorable Keisha Jeffcoat, District 3 Councilmember
The Honorable Cassandra Brown, District 4 Councilmember
The Honorable TJ Ferguson, District 5 Councilmember
The Honorable Debora Herndon, District 6 Councilmember

CITY COUNCIL WORK SESSION MINUTES

1. CALL TO ORDER

Mayor Pro Tem Davis called the meeting to order at 5:32 pm. Mayor Owens arrived later in the meeting.

2. ROLL CALL

City Clerk Hiott called the roll. Mayor Owens had not arrived yet, but all others were present. Quorum present.

Motion to go into recess at 5:33 pm by Councilmember Herndon and seconded by Councilmember Brown. The motion passed 6-0. (Mayor Owens was not present yet.)

3. AGENDA ITEMS AND DISCUSSION

4. PRE REGULAR MEETING AGENDA REVIEW

No discussion and review were held.

5. ANNOUNCEMENTS

None.

6. EXECUTIVE SESSION (IF NEEDED) FOR LITIGATION (O.C.G.A. 50-14-3(B)(1)(A)REAL ESTATE(O.C.G.A. 50-14-3 (B)(1)) PERSONNEL (O.C.G.A. 50-14-3 (B)(2)) AND MISC. EXEMPTIONS (O.C.G.A. 50-14-3 (B)(4)&(5))

Mayor Owens closed the recess and entertained motion for Executive Session.

Motion was made by Councilmember McNeely and seconded by Councilmember Davis to go into Executive Session for litigation, real estate, and personnel at 5:54 pm. The motion passed unanimously. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens

Mayor and Council returned from Executive Session at 7:15 pm. Motions were made just before the Regular Meeting began.

Motion was made by Councilmember Ferguson and seconded by Councilmember Jeffcoat to close Executive Session at 7:15 pm. The motion carried unanimously. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens

7. ADJOURNMENT

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to adjourn. The motion passed 7-0. There being no further business, the Mayor adjourned the Work Session meeting at 7:15 pm.

The Regular Meeting began immediately following the Work Session adjournment.

Dr. Michael Owens, Mayor	Susan Hiott, City Clerk

AGENDA ITEM MEMORANDUM

MEETING OF: June 10, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval of May 27, 2026 Regular Meeting Minutes

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. May 27, 2026 Council Regular Meeting Minutes

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

AGENDA ITEM MEMORANDUM

MEETING OF: June 10, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval of May 11, 2026 Work Session Meeting Minutes (1245 Veterans Memorial Highway)

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. May 11, 2026 Work Session Minutes - 1245 Veterans Memorial Highway - 630 PM

CITY OF MABLETON, GEORGIA
Riverside EpiCenter
135 Riverside Pkwy, Mableton, GA 30168
May 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 WORK SESSION MINUTES

1. CALL TO ORDER

Mayor Owens called the meeting to order at 6:43pm.

2. ROLL CALL

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

3. INVOCATION

City Manager Tanks led the invocation.

4. PLEDGE OF ALLEGIANCE

Mayor Owens led the Pledge of Allegiance.

5. AGENDA ITEMS AND DISCUSSION

a. Public Hearing for the transmittal of the 2045 Comprehensive Plan to the Atlanta Regional Commission and Department of Community Affairs - Community Development Director Michael Hughes

Mayor Owens announced the item and provided a brief overview. He recognized Community Development Director Michael Hughes, who explained that this was the first of two public hearings. The second public hearing is scheduled for Wednesday, May 13. Director Hughes then introduced John Funny of Grice Consulting, the project lead for the 2045 Comprehensive Plan process.

Mr. Funny expressed his appreciation for the opportunity to present the inaugural 2045 Comprehensive Plan to the Mayor and Council. He commended the Council for its active involvement throughout the process and noted that its engagement set a positive example for the community. He also remarked that his presentation was extensive, reflecting the significant amount of work invested in developing the Comprehensive Plan. A copy of the presentation is included in the record.

Highlights of the presentation included:

- Mr. Funny acknowledged the elected leadership and thanked them for their engagement throughout the process.

- He recognized the project team.
- The consultant team included Grice Consulting Group, TSW, and Atlas Engineering.
- Mr. Funny explained the purpose of the Comprehensive Plan and outlined the planning process.
- The Mableton 2045 project schedule was presented.
- He noted that the plan and meeting materials are available on the Mableton 2045 website under the Community Engagement section.
- He reported that public meetings were well attended throughout the process; more than 130 people attended the first public meeting.
- Field trips were conducted as part of the planning process.
- Vision statements and goals were developed for each of the five special areas.
- He noted that the Community Work Program includes 89 projects and initiatives.
- Elements of Mableton 2045 included:

- Land Use
- Economic Development
- Housing
- Transportation
- Environment and Sustainability
- Cultural Resources
- Historic Preservation

- Character Areas were identified as follows:

- Suburban Neighborhoods — Core
- Entertainment District
- River Line District
- Concord Bridge Historic Gateway
- Mixed-Use Villages
- Riverside Parkway
- Medical Center
- Historic Downtown
- New City Center
- Workplace District
- Colonia Pipeline & Oak Ridge
- Suburban Neighborhoods Transition

- The Next Steps:

- Public hearing on May 13th.
- If approved, submit the draft to the State for review.
- Address comments, if any, from the State.
- Finalize the document
- Adoption by City Council in June or July.

Mr. Funny's presentation was followed by questions and discussion from the Council.

Councilmember Jeffcoat inquired about several slides that were not included in the version of the presentation provided. Mr. Funny explained that he had an updated version of the presentation and loaded it onto a flash drive during the meeting, which he provided to the Deputy Clerk for the record.

Councilmember Ferguson asked about the vacant areas between certain character areas. In response, Mr. Funny explained the concepts of transitional land uses and buffering. He emphasized the importance of avoiding forced compatibility and discussed the role of transitional development in creating appropriate transitions between character areas. Questions and discussion continued.

Mayor Owens opened the public hearing. He asked if there was any opposition. There was none. Mayor Owens asked if there was anyone in favor. There was none. Mayor Owens closed the public hearing.

Mayor Owens thanked Mr. Funny and Director Hughes for the presentation.

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

Mayor Owens skipped to Item 5C following Item 5A. He recognized Economic Development Director Artie Jones, who recognized Holly Quinlan, President and Chief Executive Officer of Cobb Travel & Tourism, to provide an update on the new Mableton Convention and Visitors Bureau, known as Meet Mableton.

Mayor Owens noted that the effort had been a long time in the making. He explained that Meet Mableton is organized as a 501(c)(6) entity and, while separate from the City, would work closely with it. He stated that the Council would ultimately determine whether to designate Meet Mableton as the City's official Destination Marketing Organization (DMO).

Mayor Owens further explained that the City currently partners with Cobb Travel & Tourism to ensure that tourism-related revenues are used to support tourism activities. He stated that the City had reached the point of moving forward with Meet Mableton as its own entity. He thanked Ms. Quinlan for attending and recognized her to make the presentation.

Mrs. Quinlan expressed her appreciation for the opportunity to work with the Mableton team and Economic Development Director Jones in determining the appropriate steps for establishing Mableton's own Destination Marketing Organization. She stated that the goal was to create Meet Mableton as an independent 501(c)(6) organization to support and promote the City's tourism efforts.

Highlights of Mrs. Quinlan's presentation included:

- Meet Mableton would be established as an independent 501(c)(6) organization.
- The purpose of the Destination Marketing Organization (DMO) is to market the City of Mableton as a destination, increasing tourism and economic impact through branding,

marketing, and promotional efforts.
- The DMO would also focus on enhancing and promoting the visitor experience.
- The City's hotel/motel tax rate is 8 percent.
- Three cents are allocated to the General Fund and are unrestricted.
- Three and one-half cents are restricted for tourism-related purposes.
- One and one-half cents are restricted to tourism product development, including the creation and expansion of physical attractions.
- An "Authorized Use of Hotel/Motel Tax Collections" pie chart was presented.

To establish Meet Mableton, the following steps were outlined:
- Designate Meet Mableton as the City's official Destination Marketing Organization.
-Execute an intergovernmental agreement (IGA) to activate Meet Mableton as the City's DMO.
- Establish the Meet Mableton Board.
- Adopt bylaws in accordance with applicable requirements.
- Review the composition and objectives of the Board of Directors.

Short-term actions included:
- Applying for IRS recognition of Meet Mableton as a 501(c)(6) organization.
- Executing a Memorandum of Understanding (MOU) with Cobb Travel & Tourism (CT&T), which would serve as a springboard to an administrative services agreement upon receipt of Meet Mableton's IRS designation.

Long-term actions included:
- Obtaining IRS designation for Meet Mableton.
- Entering into an intergovernmental agreement between the City of Mableton and Meet Mableton.
- Having Meet Mableton enter into an administrative services agreement with Cobb Travel & Tourism.
- Providing for Cobb Travel & Tourism to administer Meet Mableton, including supporting its board and carrying out its activities.

Mrs. Quinlan expressed her enthusiasm for continuing the partnership between Cobb Travel & Tourism (CT&T) and the City of Mableton. She noted that CT&T has many valuable resources and dedicated team members who have contributed to the organization's success.Mrs. Quinlan also recognized Brittany Rasmussen for her efforts over the past several months, noting that she had worked diligently and had reached out to all prospective members of the Meet Mableton Board. She then asked if there were any questions from the Mayor and Council.

Mayor Owens expressed appreciation for the work Cobb Travel & Tourism has done in supporting the City. He noted that from the beginning, the City’s goal was to distinguish between advertising for the broader area and marketing specifically for Mableton. He stated that the City is committed to establishing its own DMO to promote Mableton directly.

Mayor Owens acknowledged that Mableton remains part of the larger Cobb brand, which is why Cobb Travel & Tourism has played a key supporting role since the outset. He emphasized that, even as the City moves toward a long-term structure, there are significant benefits to continuing a relationship with Cobb Travel & Tourism due to their expertise, established relationships, and technical capabilities. He added that the City will continue to rely on CT&T as the partnership develops.

He concluded by stating for the record that this effort reflects an ongoing and collaborative partnership that is continuing to take shape.

Councilmember Jeffcoat inquired about the selection process for individuals serving on the board. Mrs. Quinlan explained that she worked with the Mayor to develop a target list designed to represent each district within the City, as well as individuals and industries connected to hospitality and tourism. She noted that a set of criteria was used to identify relevant industries, and the team then matched potential candidates accordingly. Cobb Travel & Tourism conducted outreach to these individuals to confirm their interest and commitment to serving on the board. Councilmember Jeffcoat commented that it is also important for the Council to have additional input regarding who is selected to serve.

City Attorney Emilia Walker-Ashby explained that Meet Mableton is an external entity. She noted that while the Council does not directly appoint board members, it does have the ability to influence the board's composition. She stated that if the Council is not satisfied with the board structure, there is flexibility to negotiate changes, and that doing so should not present difficulty. She further explained that the board is prepared and eager to serve the City. However, because Meet Mableton is a 501(c)(6) organization rather than a City body, it must be established in accordance with standard nonprofit procedures. Once formed, the Council may condition funding on specific requirements related to board composition and governance.

c. Economic Development Presentation - Director Artie Jones

Mayor Owens announced the item and recognized Economic Development Director Artie Jones, who presented an update on the Economic Development Department.

Director Jones provided an overview of the Economic Development Department and detailed the following:

- Introduced the department team, including Economic Development Director Artie Jones, Program Manager Karey Davis, and Administrative Assistant Chelsea Sherron.
- Read the department's mission statement.
- Explained the purpose and role of economic development.
- Highlighted collateral organizations, including the Mableton Development Authority (MDA), Meet Mableton (pending approval), and the Mableton Downtown Development Authority (pending approval).
- Identified partner organizations, including Cobb Economic Development, the Georgia Department of Economic Development, Cobb Travel & Tourism, Georgia Power, GreyStone Power, the Department of Community Affairs (DCA), Cobb Work Source Georgia, SelectCobb, the Cobb Chamber, the South Cobb Business Association, 4P (Partners, Pastors, Public Safety, and Principals), and the Mableton Improvement Coalition (MIC).

- Reviewed current program initiatives and projects.

- Business Retention & Expansion (BRE) Visits
- Tax Allocation District (TAD) Establishment — Director Jones provided further details about a TAD and the allocation of tax funds.
- Small Business Connect
- Retail Strategies
- Urban Redevelopment Planning & Design Services
- DevelopMableton
- ONEMableton

Councilmember Brown asked how a TAD would operate when an entity does not have a millage rate. Director Jones explained that the County and Board of Education taxes would be frozen at current levels for 30 years, while any additional tax revenue generated within the district would be reinvested into the TAD. He added that policies and procedures would be established to guide the allocation of tax revenues.

Councilmember Brown asked whether Cobb County has a history of participating in TADs. Director Hughes, who authored Cobb County's TAD policy, noted concerns regarding cooperation from the County and the School Board. Director Jones added that discussions with those entities would begin shortly after the referendum. Councilmember Brown asked whether there was an educational strategy to explain TADs to the public. Director Jones confirmed that there was and further explained TADs as a financing tool. He noted that no specific areas have been predetermined for a TAD.

City Manager Tanks clarified that the presentation reflected the Council's request for greater departmental engagement. Councilmember Herndon asked how partner organizations are working with the City to advance economic development, and Director Jones provided an explanation.

In response to Councilmember Herndon's question regarding future objectives and timelines, Director Jones stated that Fall 2026 would be the earliest implementation timeframe following the June/July strategic meeting. He noted that the goal is to offer a year-round calendar of programs on the City website focused on business owners, particularly small businesses. He highlighted SCORE as a resource through which retired corporate executives volunteer their time and expertise to support businesses and noted that the City would need to establish a framework to facilitate SCORE's involvement.

Mayor Owens acknowledged MIC's role in supporting economic development in Mableton before incorporation and asked about expanding those efforts. Director Jones said the City supports the initiative but needs further research and collaboration. City Manager Tanks emphasized partnerships between City staff and community organizations to promote business growth, attraction, and retention.

Councilmember Ferguson asked how TADs would work with URA areas. Director Jones said there may be some overlap, but the boundaries have not yet been identified. He noted that a community can have multiple TADs and that there is flexibility in their location, though additional information and trend analysis are needed to determine appropriate boundaries. He also noted that TADs cannot encompass more than 2% of the City's tax digest.

Mayor Owens emphasized that a TAD is one of several tools available to support different types of development. In response to Councilmember Ferguson's question about underperforming TADs, Director Jones explained that a TAD can be retired if the City has not incurred debt within the district. He noted that marketing will be part of the strategic plan and emphasized that, with the right data, the City can make informed decisions. He also reminded the Council that the process is a long-term effort.

Mayor Owens noted that the November referendum concerns redevelopment powers, not specific TADs the City may establish. He emphasized the need to educate the community on both the referendum and the TAD process ahead of the vote and asked about the Economic Development team's plans. Director Jones responded by outlining the team's planned public education efforts.

Councilmember Ferguson asked how BRE visits are initiated and about the process. Director Jones explained that visits are currently focused on larger businesses in the City, with plans to expand to smaller businesses once those are completed. Manager Kareay Davis added that the City's website includes a request button for BRE visits and provided additional details on how the process works.

Councilmember Jeffcoat asked how often BRE visits are conducted. Manager Davis responded that the team aims to complete 5–6 visits with larger businesses each quarter. Councilmember Jeffcoat expressed interest in participating in future visits. Director Jones provided additional details on the BRE visit process. Councilmember Ferguson asked whether the effort should also include nonprofit organizations. Director Jones noted that nonprofits would fall under a different category, as most are not directly tied to economic development.

Mayor Owens thanked Director Jones.

d. Ethics Board Update - Chairman Joel Cope

Mayor Owens introduced Joel Cope, Chair of the Ethics Board, who provided an overview of the Board's formation, the adoption of its bylaws, and the rules and procedures for handling ethics complaints. He noted that the bylaws and procedures are included in the agenda packet.

Mr. Cope recognized the current Ethics Board members: Tammi Daniel, Patricia Thomas, Ebony McCants, Karen Clarke, Brandon Mitchell, and Angela Weston. He also commended Attorney Earl Thomas for his assistance and noted that City Clerk Hiott has been a valuable resource.

Mr. Cope highlighted the following points:

- The Ethics Board is governed by the City's Charter and Code of Ordinances.
- The Board has developed an Ethics Complaint Form, which will be made available

on the City's website.

- He briefed the Council on the Board's investigation checklist, hearing procedures, and the form used by hearing panels to document written findings of fact and recommendations.

Mr. Cope stated that the City has established a credible, transparent process and emphasized a collaborative approach. He expressed hope that the Council is satisfied with the procedures in place to address potential issues and offered to answer any questions.

The following Council questions followed:

- Mayor Owens thanked Mr. Cope and reflected on the Council's efforts to prioritize ethics in the City of Mableton. He asked how many attorneys currently serve on the Board, and Mr. Cope responded that there are two.

- Mayor Owens asked how complaints are handled during election season. Mr. Cope explained that the Ethics Ordinance includes provisions governing ethics complaints filed during election periods.

  Clerk's Note (from Ordinance Code): "To discourage the filing of ethics complaints solely for political purposes, complaints will not be accepted against a person seeking election as a city official—whether currently serving as a city official or not—from the date qualifying opens for the elected office at issue through the date the election results for that office are certified.

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- Councilmember Ferguson asked about the Ethics Board's meeting schedule, and Mr. Cope responded that the Board meets on an as-needed basis.

- Councilmember Ron Davis asked how the three-member panel that hears ethics cases is selected, and Mr. Cope explained the process for forming the panel.

  Clerk's Note (from Ordinance Code, Section 1.2.6): "Upon receipt of a properly verified complaint and timely forwarding of that complaint to the city official charged in the complaint, the City Clerk shall, within thirty (30) days thereafter and with a witness present, randomly draw three names from among all duly appointed members of the Ethics Board to constitute the Board of Ethics hearing panel."

Mayor Owens thanked Mr. Cope and the Ethics Board members for their work and presentation.

e. First 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 introduced the item and recognized Sustainability, Greenspace, and Beautification Director Emily Ryan, who presented. The presentation is included in the record.

Director Ryan noted that this item is a first reading of an ordinance and bylaws establishing a Keep Mableton Beautiful Commission. She shared the results of the Community Appearance Litter Index, a tool used to assess an area's overall cleanliness and visual appearance. The index is rated on a scale of 1 to 5, where lower scores indicate better conditions and higher scores indicate greater levels of litter and visual blight. She reported that Mableton's citywide average score was 1.8. The assessment also identified notable issues, including right-of-way concerns and instances of illegal dumping.

The ordinances & bylaws overview included:

- Core Mission & Structure: The Commission prioritizes environmental education and beautification through four volunteer committees: Beautification, Litter Prevention, Waste Reduction, and Education.
- Governance & Growth Roadmap: A nine-member appointed board will be established, with a mandatory 12-month review to consider a future transition to 501(c)(3) status. The Mayor appoints one member, each Council member appoints one member, and the City Manager appoints two members.
- Next Steps:

- Ordinance Adoption & Board Appointments: Establish the Commission and appoint a nine-member board representing all city districts and key community sectors.
- Community Research & Inventory: Conduct the required Keep America Beautiful Focus Area Research to establish a baseline of local environmental practices and identify key stakeholders.
- Budget & Strategic Planning: Finalize the first-year operating budget and adopt strategic goals to guide the Commission's work.

Councilmember Ferguson asked about the term limits. Director Ryan stated that City Manager appointees will serve two-year terms, while Mayor and Council appointees will serve terms concurrent with their respective elected officials. Councilmember Brown asked how soon members should be seated. Director Ryan responded that appointments are expected by mid-summer. Councilmember Ferguson asked about day-to-day interactions between the board and City staff. Director Ryan explained that the board will generally provide ideas, guidance, and community support that supplement what the City can directly offer constituents. She also noted that an education committee will be established in coordination with Code Enforcement to address Councilmember Ferguson's concerns regarding outreach, education, and enforcement of existing regulations.

City Manager Tanks noted that establishing this entity positions the City to have a non-council body capable of pursuing grants and other funding opportunities in support of the City's beautification goals. He also stated that it would help align the City with potential partners, volunteers, and future initiatives. Councilmember Ferguson emphasized that appointed members should be selected based on relevant skill sets to advance the initiative, rather than solely on being the most vocal about litter issues in the City. Mayor Owens asked about the distinction between the Commission Board and the broader committee membership. Director Ryan provided clarification on the structure and roles of each.

Director Ryan provided additional updates from the SGB Department to include:

- *Household Hazardous Waste (HHW)*

- Completed RFP process
- Identified MXI as HHW Waste Collector
- Event scheduled for Saturday, June 6th, from 8 AM – 12 PM
-Will require registration and exclusive to Mableton residents

- *Southface Home Weatherization Educational Workshops*

- Understanding Utility Bills: Helping residents decode rate structures and identify energy savings.
- Home Weatherization Basics: Hands-on, low-cost DIY energy training for Mableton homeowners and renters.
- Workshops scheduled for Saturday, July 11th & 18th, from 9 AM – 11 AM

Councilmember Brown asked whether there are opportunities for grants to support weatherization efforts for residents in need. City Manager Tanks responded that the City will need to establish an organized approach, through Code Enforcement, for individuals unable to comply with City codes due to physical or financial hardship. He noted that Code Enforcement would maintain a list of organizations for referrals. He emphasized that the issue must still be addressed. Director Ryan also noted that once Keep Mableton Beautiful is established as a nonprofit, it may be eligible to pursue grants to support related initiatives.

f. REZ 2026-002 - 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 stated that it was 9:04pm and he entertained a motion for a 10-minute recess.
Motion was made by Councilmember McNeely and seconded by Councilmember Davis to enter a 10-minute recess. The motion carried 7-0.
There was not a motion to exit the recess, so business continued at 9:33pm.

Mayor Owens announced the item and recognized Planning and Zoning Manager Chris Wheeler to present. The presentation is included in the record.
Mr. Wheeler noted that the application is a rezoning request from Single-Family Residential (R-20) to Residential Duplex (RD) to allow development of a duplex and a habitable accessory dwelling unit.

The following items were reviewed during the presentation:
- Aerial map
- Zoning map
- Future Land Use Map indicating Medium Density Residential (MDR)
- Site imagery
- Surrounding area context
- Site plan showing access along South Gordon Road
- Proposed elevations for the duplex and habitable accessory dwelling unit (HADU)
- Proposed interior plans
- Zoning criteria

Mr. Wheeler indicated that both Planning Commission and staff recommend approval with 10 stipulations. He reviewed updated stipulations #3, #5, and #8, noting that the full stipulations are included in the record under ORD2026-05-05.

The Mayor and Council raised additional questions and comments regarding specific details of the unit, and Mr. Wheeler responded. Councilmember Davis raised safety concerns regarding egress. City Manager Tanks noted that design standards must be met and indicated there is limited concern about egress for a residential property. Parking and garage requirements were discussed. City Manager Tanks advised the Council not to focus on design details, while Mr. Wheeler noted that design requirements can be added as stipulations by the Council.

City Manager Tanks asked the Mayor and Council whether they were clear on the application request and the direction of their decision. Councilmember Jeffcoat asked for the justification for denying the HADU. Deputy Director Garver responded that the HADU conflicts with the RD zoning district. She also noted that HADUs are allowed in single-family zoning categories and are not explicitly excluded from RD. She added that the definition is unclear and staff will seek Council clarification on intent. She provided Council with suggested options for approval or denial. Further discussion took place.

Mayor Owens noted that ADUs were approved as an initiative to support inclusive and affordable housing and emphasized the importance of maintaining that intent. Mr. Wheeler responded that staff's focus is to clearly define what is and is not allowed.

Councilmember Ferguson asked about the distinction between ADU and HADU. Deputy Garver clarified that while ADU is the common term, the City's Zoning Ordinance specifically uses the term HADU.Councilmember Herndon asked about the potential conflict in allowing an ADU for another duplex but not this one. Deputy Garver responded that broader policy issues need to be addressed and that the City will need to determine where it wants these uses located. She noted these issues will be addressed through the Unified Development Code (UDC) rewrite.

Councilmember Ferguson asked about the transition from the City's current approved comprehensive plan to the Mableton 2045 Comprehensive Plan and its impact on future land use. Deputy Garver stated that the new plan will replace the current plan upon adoption. Councilmember Ferguson asked additional questions, which Deputy Garver addressed, and there was no further discussion.

g. TLUP 2025-004 - 245 Hunnicut Rd- Parcel ID 18039100080 - Request for temporary land use permit for a dog sitting business in the RA-4 (Single Family Residential) zoning district - Community Development Director Michael Hughes

Mayor Owens announced the item and recognized Manager Wheeler to present.

Manager Wheeler stated the item had an advertising issue and would not be heard that evening. He provided an overview of the application for a Temporary Land Use Permit (TLUP) to allow a dog kennel on the property, noting the case was initiated by Code Enforcement. The applicant has operated for approximately three years and currently keeps 6–10 dogs on a fully fenced property zoned RA-6 (Single-Family Residential) under Cobb County zoning. He also noted additional code violations on the property. Staff recommended denial, and the item will be returned to Council for future consideration.

Mayor Owens asked about the property's prior business use, and Manager Wheeler stated he found no verified business history beyond hearsay. He added that Code Enforcement will reassess the property's code violations and noted there is no business license or application on file. Councilmember Jeffcoat asked whether that was the basis for the denial. Manager Wheeler responded that the recommendation was based on land use compatibility, stating the dog kennel is not a suitable fit for the residential area. He noted that further details and TLUP criteria will be included in the staff report. Councilmember Ferguson asked the reason for the TLUP request. Manager Wheeler confirmed it was to provide the applicant with time to relocate the business. He noted the application is a first step toward obtaining a valid business license. Manager Wheeler noted that there are several developments occurring in Mableton without permits or approvals.

h. FY27 Budget Priorities Presentation - Finance Director Karen Ellis

Mayor Owens announced the item and recognized City Manager Tanks to present.

City Manager Tanks noted the City is in budget season, emphasizing the budget as one of Council's most significant annual decisions, with adoption scheduled for June 10. He commended the Finance Department's work and highlighted that this is the City's third year operating without a general fund property tax. He explained the budget reflects full departmental operations and staffing. He noted the initial projection was $25 million in expenditures versus $18 million in revenue, resulting in budget adjustments based on staff priorities. He also stated the City's policy is to maintain a 30% fund balance as a rainy-day reserve, with current reserves at approximately 40%. He indicated that the budget has now been reduced to $22 million, and noted that fund balance support will be used to meet the required budget. He noted that each department was asked to reduce its budget by 10% and outlined the process for evaluating cuts and funding one-time expenditures.

The presentation is included in the record. City Manager Tanks reviewed the following in detail:

- FY27 Budget Calendar
- Budget principles
- City Council priorities

- FY27 operating and capital assumptions
- General Fund revenues and expenditures (FY26 approved vs. FY27 proposed) by fund and department
- Proposed balanced budget by department
- Class and pay position summary
- FY27 budgets for each of the City's special revenue funds
- Summary of proposed FY27 expenditures

City Manager Tanks reiterated that this reflects the City's most accurate budget projection, including all revenue sources and expenditures. He added that additional funding sources are also being considered.

The Mayor, Council, and City Manager discussed a range of budget-related topics, including:
- Staff capacity to meet citizen needs and ensure proper tools and resources
- Staff efficiency and departmental performance metrics
- Technology, innovation, and cross-departmental software improvements
- Responsible development and consideration of new positions
- Gaps in operational tools and resources needed for success
- Budget assumptions and overall forecasting process
- Council input into the budget development process
- Requests for additional support roles, including a constituent services position or executive assistant
- Expanded town halls and citizen engagement opportunities
- Accuracy of revenue projections and assumptions
- Alignment of budget priorities, including Council priorities, staff support, and cost-of-living considerations
- Timing and prioritization of new positions within the budget
- Impact of the proposed budget on City priorities and service delivery expectations
- Revenue recovery through responsible development and identification of revenue-generating areas
- Full staffing capacity and performance measurement metrics
- Resident concerns regarding service delivery expectations
- Citizen education and communication efforts
- Administrative efficiency through technology and automation of routine tasks
- Land development and community growth considerations
- Staffing alignment and classification consistency
- Reductions in staff training and travel
- A 25% increase in insurance premiums
- Funding for a DOT project manager position
- Allocations of approximately $1.75 million for land acquisition and $1.2 million for fleet and IT infrastructure investments

When reviewing the Council budget specifically, Council discussed the following:
- Sources of input into the City Council budget
- Assumptions regarding full Council operational capacity
- Projected expenses and anticipated revenue assumptions
- Lack of tools to support Council efficiency

- Need for increased citizen engagement opportunities
- Consideration of a constituent services role or additional executive assistant
- Council expenditures and budget composition
- Desire for additional town halls and related requirements
- Citizen engagement software needs
- Reduction in Mayor's budget due to removal of the State of the City event
- Council budget increase of $7,700, totaling approximately $498,000, and its breakdown
- City Manager's budget increase of approximately 60%, including an Assistant City Manager position.
- Need for process improvement staff and potential contract support
- Discussion of Deputy City Manager versus Assistant City Manager roles
- Departmental budget increases, decreases, and related considerations
- Whether software enhancements should be centralized under IT or distributed by department
- Assumptions regarding departmental technology needs
- Centralizing IT management while decentralizing associated expenses
- Creation of a General Administration budget for citywide expenses
- Reduction in seasonal positions
- Upcoming operations of Municipal Court
- Establishment of a new Public Works department
- Use of Public Works/DOT contractors
- Services provided through County intergovernmental agreements (IGAs)
- Community Development staffing needs, including a land development manager and business license compliance manager to support revenue generation
- Role of the land development manager
- Law enforcement services and the agreement with Cobb County
- Additional revenue sources
- Consideration of FLOST versus SPLOST
- Projected hotel/motel tax revenues

City Manager Tanks noted that a public safety mileage item will be brought before Council soon. He stated that total funds across all accounts are approximately $45 million and that police expenses have not yet been fully included in the current figures. He estimated General Fund revenues at $18 million and expenses at $22 million, with the budget balanced using approximately $4.5 million from the fund balance. He noted the City would retain about $7.6 million in fund balance, including a 40% rainy day reserve, and emphasized that the City's cash position remains strong. He added that the budget will have its first read on Wednesday the 13th and concluded that the City is in a solid financial position.

Mayor Owens requested the detailed budget be provided prior to the next meeting. He noted that the first public hearing is scheduled for May 27 and emphasized that Council will need time to review and provide input. Director Ellis confirmed the document will be distributed.

6. PRE REGULAR MEETING AGENDA REVIEW

Mayor Owens announced the item and reviewed the proposed agenda for the May 13 Regular Meeting.

The following items were discussed:

- City Manager Tanks noted the addition of a SPLOST IGA to the consent agenda.
- Councilmember Ferguson asked about monitoring compliance of waste haulers, and City Manager Tanks stated there are no current compliance issues.
- Review of approved floor levels for the REZ2026-003 application.
- Council consideration of appointments to the Historic Preservation Committee, Veterans Affairs Committee, and Keep Mableton Beautiful.
- Questions were raised regarding the Mayor’s Committee item.

7. ANNOUNCEMENTS

None.

8. 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))

Council emphasized the need to eliminate last-minute agenda additions and ensure information is provided in advance. Council decided not to hold an executive session and will have one on Wednesday instead.

9. ADJOURNMENT

Motion made by Councilmember Jeffcoat and seconded by Councilmember Brown to adjourn. The motion passed 7-0. There being no further business, Mayor Owens adjourned the meeting at approximately 12:30am.

Dr. Michael Owens, Mayor	Susan Hiott, City Clerk

AGENDA ITEM MEMORANDUM

MEETING OF: June 10, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval for Mayor to sign and submit Georgia Department of Transportation Local Maintenance & Improvement Grant (LMIG) Application for Local Road Assistance Funds For Fiscal Year 2026 LRA Supplemental

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. LMIG_APPLICATION_SIG_PAGE
2. Mableton - FY26 LMIG Supplement Project List

SIGNATURE PAGE INSTRUCTIONS

1. For a Fiscal Year 2026 LRA Application, please sign and attach the Signature Page on Page 2 below, that has Fiscal Year 2026 LRA in the title. Also sign and attach page 3, titled "Certification of Compliance with Annual Immigration Reporting Requirements/No Sanctuary Policy/Federal Law Enforcement Cooperation". Complete and include the "Previous Grant Completion Status" document on Page 4.

2. For a Fiscal Year 2026 LMIG Application, please sign and attach the Signature Page on Page 5 below, that has Fiscal Year 2026 in the title. Also sign and attach page 6, titled "Certification of Compliance with Annual Immigration Reporting Requirements/No Sanctuary Policy/Federal Law Enforcement Cooperation". Complete and include the "Previous Grant Completion Status" document on Page 7.

GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2026 LRA Supplemental

TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

I, Michael Owens (Name), the Mayor (Title), on behalf of City of Mableton (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), Immigration Sanctuary Policies; prohibition; penalties (O.C.G.A. § 36-80-23), and the Local Government Budgets and Audits Act (O.C.G.A. § 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment Act (TIA) (O.C.G.A. § 48-8-240).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application ("Loss"). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a project shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department's Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

____________________________ (Signature)

Mayor (Print)
Mayor / Commission Chairperson

____________________________ (Date)

LOCAL GOVERNMENT SEAL (required):

2555723
E-Verify Number

Sworn to and subscribed before me,

This _____ day of_________, 20____.
In the presence of:

NOTARY PUBLIC

____
My Commission Expires:

NOTARY PUBLIC SEAL (required):

CERTIFICATION OF COMPLIANCE WITH
ANNUAL IMMIGRATION REPORTING REQUIREMENTS/
NO SANCTUARY POLICY/FEDERAL LAW ENFORCEMENT COOPERATION

By executing this document, the undersigned duly authorized representative of the Local Governing Body, certifies that the Local Governing Authority:

1) has filed a compliant Annual Immigration Compliance Report with the Georgia Department of Audits & Accounts ("GDA&A") for the preceding calendar year required by O.C.G.A. § 50-36-4(b), or has been issued a written exemption from GDA&A from doing so;

2) has not enacted a "Sanctuary Policy" in violation of O.C.G.A. § 36-80-23(b); and,

3) is in compliance with O.C.G.A. §§ 35-1-17 et seq. regarding its obligation to cooperate with federal immigration enforcement authorities to deter the presence of criminal illegal aliens.

As an ongoing condition to receiving funding from the Georgia Department of Transportation, the Local Governing Body shall continue to remain fully compliant with O.C.G.A. §§ 50-36-4, 36-80-23 and 35-1-17 et seq. for the duration of time the subject agreement is in effect.

____
Signature of Authorized Officer or Agent

Michael Owens
____
Printed Name of Authorized Officer or Agent

Mayor
____
Title of Authorized Officer or Agent

____
Date

Previous Grant Completion Status

(for FY 2026 LRA Supplemental)

Fiscal Year	Grant Type	Percent Complete (%)	SFE Submitted (Y/N)	Comments
2026	LMIG		N	
2025	LRA		N	
2025	LMIG		N	
2024	LRA		N	
2024	LMIG		N	
2023	LMIG		N	
2022	LMIG		N	
			N	

For the FY 2026 LRA Application: Please complete and attach this page with your Signature Page.

1. Grant Type: (LMIG or Local Road Assistance 'LRA')
2. Percent Complete: (0% - 100%)
3. SFE Submitted: For grants that are 100% complete, indicate whether the Statement of Final Expenditures (SFE), with supporting documents, has been submitted to the Georgia Department of Transportation, by a "Y" for yes or a "N" for no.

GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2026 LMIG

TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

I, ____(Name), the_______________________________________(Title), on behalf of ____ (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), Immigration Sanctuary Policies; prohibition; penalties (O.C.G.A. § 36-80-23), and the Local Government Budgets and Audits Act (O.C.G.A. § 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment Act (TIA) (O.C.G.A. § 48-8-240).

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Local Government:

_____________________________ (Signature)

_____________________________ (Print)
Mayor / Commission Chairperson

_____________________________ (Date)

LOCAL GOVERNMENT SEAL (required):

____
E-Verify Number

Sworn to and subscribed before me,

This _____ day of_________, 20____.
In the presence of:

NOTARY PUBLIC
____
My Commission Expires:

NOTARY PUBLIC SEAL (required):

CERTIFICATION OF COMPLIANCE WITH
ANNUAL IMMIGRATION REPORTING REQUIREMENTS/
NO SANCTUARY POLICY/FEDERAL LAW ENFORCEMENT COOPERATION

By executing this document, the undersigned duly authorized representative of the Local Governing Body, certifies that the Local Governing Authority:

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2) has not enacted a “Sanctuary Policy” in violation of O.C.G.A. § 36-80-23(b); and,

3) is in compliance with O.C.G.A. §§ 35-1-17 et seq. regarding its obligation to cooperate with federal immigration enforcement authorities to deter the presence of criminal illegal aliens.

As an ongoing condition to receiving funding from the Georgia Department of Transportation, the Local Governing Body shall continue to remain fully compliant with O.C.G.A. §§ 50-36-4, 36-80-23 and 35-1-17 et seq. for the duration of time the subject agreement is in effect.

____
Signature of Authorized Officer or Agent

____
Printed Name of Authorized Officer or Agent

____
Title of Authorized Officer or Agent

____
Date

Previous Grant Completion Status

(for FY 2026 LMIG)

Fiscal Year	Grant Type	Percent Complete (%)	SFE Submitted (Y/N)	Comments
2025	LRA		N	
2025	LMIG		N	
2024	LRA		N	
2024	LMIG		N	
2023	LMIG		N	
2022	LMIG		N	
			N	

<u>For the FY 2026 LMIG Application</u>: Please complete and attach this page with your Signature Page.

1. Grant Type: (LMIG or LRA)
2. Percent Complete: (0% - 100%)
3. SFE Submitted: For grants that are 100% complete, indicate whether the Statement of Final Expenditures (SFE), with supporting documents, has been submitted to the Georgia Department of Transportation, by a “Y” for yes or a “N” for no.

FY26 LRA Supplement
LMIG Application
City of Mableton
List of Projects

No.	ROAD NAME	BEGIN	END		LENGTH (miles)	TYPE OF WORK
1	Brookwood Drive	East West Connector	Austell Road		0.41	Mill, Patch, Resurface
2	Brookwood Drive	Clay Road	East West Connector		1.80	Mill, Patch, Resurface
			Estimated Total Miles		2.21	

AGENDA ITEM MEMORANDUM

MEETING OF: June 10, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Second Read - Consideration and Approval of an Ordinance Amending Chapter 2, Administration, of the City of Mableton Code of Ordinances - City Attorney Emilia Walker-Ashby

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. Chapter 2, Article 4, City Department Ordinance Rev. 6.8.26

STATE OF GEORGIA **ORD 2026-04-**
COBB COUNTY
CITY OF MABLETON

AN ORDINANCE AMENDING CHAPTER 2, ADMINISTRATION, OF THE CITY CODE OF ORDINANCES AND FOR OTHER LAWFUL PURPOSES

WHEREAS, the City of Mableton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City is the Mayor and Council ("City Council") thereof;

WHEREAS, the City Council is authorized by the city Charter Sec. 1.13 and O.C.G.A. § 36-35-3 to adopt ordinances relating to its operations, affairs and local government;

WHEREAS, the City Council desires through this Ordinance to update Chapter 2, Administration, of the City Code of Ordinances as set forth herein; and

WHEREAS, the City Council finds this Ordinance to be in the bests interest of the health, safety and welfare of the City.

IT IS HEREBY ORDAINED by the governing authority of the City of Mableton as follows:

Section 1. Chapter 2, Administration, of the City Code of Ordinances is hereby amended by adding a new Article 4, Personnel, to read as follows:

Sec. 2.4.1 City Departments.

The City is comprised of departments, as authorized, identified and set forth in the city's charter and ordinances, and as further identified annually in the city's budget ordinance. Each department shall have duties and functions as authorized and set forth in the city's charter, ordinances, resolutions, policies, rules and procedures, and as further prescribed by the mayor, city council and city manager as authorized under the city charter and other applicable laws. The city manager may remove, suspend or discipline at any time any directors and/or employees of the city, except for the city clerk, judges of the municipal court and the city attorney.

****

Section 2. It is hereby declared to be the intention of the City Council that:

(a) All Ordinances and parts of Ordinances in conflict with this Ordinance are hereby repealed.
(b) All sections, paragraphs, sentences and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.
(c) To the greatest extent allowed by law, each and every section, paragraph, sentence or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
(d) In the event any portion of this Ordinance shall be declared or adjudged invalid or unconstitutional, it is the intention of the City Council of the City that such adjudication shall

in no manner affect the other sections, sentences, clauses or phrases of this Ordinance which shall remain in full force and effect, as if the invalid or unconstitutional section, sentence, clause or phrase were not originally a part of the Ordinance.

Section 3. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Ordinance for proofing and renumbering purposes.

Section 4. The effective date of this Ordinance shall be its date of adoption otherwise by the City Charter, state and/or federal law. In the event that any effective date herein is determined by a Court of law to be invalid, said effective date shall instead be the earliest date allowed by law.

SO ORDAINED this ______ day of __________________, 2026.

ATTEST: CITY OF MABLETON, GEORGIA:

____________________________________ ____________________________________

Susan D. Hiott, City Clerk Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

____

Emilia Walker-Ashby, City Attorney