



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 MINUTES

1. CALL TO ORDER

Mayor Pro Tem Davis called the meeting to order at approximately 6:40pm and welcomed all.

2. ROLL CALL

City Clerk Hiott conducted the roll call. Mayor Owens was absent. All others of the Council were present.

3. INVOCATION

Invocation was led by City Manager Tanks.

4. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by the Council.

5. APPROVAL OF AGENDA

Mayor Pro Tem Davis announced the item and called for a motion.

Motion was made by Councilmember Ferguson and seconded by Councilmember Brown to approve the agenda as written. The motion carried 6-0.

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

Mayor Pro Tem Davis announced the item and recognized Fiancé Director Karen Ellis to present. Director Ellis indicated that there have been no changes since the last presentation and stated that the ordinance before the Council would approve the proposed budget. She asked for any questions. City Attorney Walker-Ashby arrived.

Councilmember Ferguson asked about the inclusion of the personnel requests previously discussed. City Manager Tanks confirmed that the requests were included. Mayor Pro Tem Davis called for any additional questions. There were none.

Mayor Pro Tem Davis opened the public hearing. He called for those who wished to speak in opposition.

The opposing comments included:

Yaschica Marshall urged the Council to consider targeted reductions to support financial stability. She provided her detailed rationale in support of her position. She asked Council to reconsider the budget adoption.

Michael Murphy, District 4, stated that he is looking for an effective government. He indicated allocations that he would have liked to have seen in the budget. He would have liked to have seen more revenue enhancement opportunities.

Brenda Nash, District 3, indicated that this isn't what the community was counting on. She expressed concern about the budget explosion. She asked the Council to slow down and grow responsibly and reconsider the budget.

Mayor Pro Tem Davis called for any other speaker in opposition. There were none. He called for those who wished to speak in favor. There were none. He closed the public hearing and called for any additional comments or questions from the Council.

City Clerk Hiott reminded the Council the vote must be considered tonight, but that deferral is an option.

Councilmember Herndon asked how much of the fund balance would be used. City Manager Tanks explained that the fund balance represents an operating surplus and that amounts exceeding the minimum required by the City ordinance may be used for one-time expenditures. Director Ellis stated that \$4.8 million was used to balance the budget and noted that the City would maintain a 37% fund balance, exceeding the ordinance-required minimum by 12%. She indicated that approximately \$7.5 million would remain in the fund balance. City Manager Tanks reminded the public that the City does not assess a property tax and that revenues are derived from insurance premium taxes and business revenues.

Councilmember McNeely asked about the impact of the new positions on the operating budget. Director Ellis responded that the City has sufficient revenues to fund the ongoing positions. City Manager Tanks confirmed that only revenue-generating or critical positions were considered and noted that all departments reduced their budgets by 10% to remain within available revenues.

Councilmember Herndon asked how this year's budget compares to last year's. Director Ellis responded that the City approved a \$21 million budget last year and spent \$17 million. This year's proposed budget is \$23 million.

City Manager Tanks noted that the Parks Director role is not limited to parks but also includes City events. He added that the department remains active and directed residents to

the City's website for additional information pertaining to City events.

Councilmember Brown asked about funding for the Municipal Court. City Manager Tanks responded that the court has been operating virtually for eight months and is funded through the General Fund. He added that the court issues citations to help ensure compliance and plans to offer both in-person and virtual options in the near future.

Councilmember McNeely asked about the expansion of court services, related costs, and how the City would anticipate expenses to avoid exceeding available resources. City Manager Tanks responded that the Municipal Court is currently prepared to handle capacity the City has not yet experienced. He noted that the City is uncertain of the true volume, but that adjustments can be made and that the projected volume has been considered in the budget.

Councilmember Davis asked how anticipated volumes are determined. City Manager Tanks responded that estimates are based on data from other municipalities. He added that the City has contingency funding for unanticipated expenses, including an emergency capital fund. He emphasized that all factors were considered and commended Director Ellis for her expertise.

Councilmember Herndon asked for an explanation of the assumed budget growth. City Manager Tanks responded that the City has transitioned from partial to full operations. He noted that the City has expanded gradually, adding positions as capacity allowed. He emphasized that the City maintains a lean and efficient staff.

Mayor Pro Tem Davis asked for additional questions. There were none. He called for a motion.

Councilmember Brown initiated a motion to defer the item. City Manager Tanks reminded the Council that the City has a legal obligation to adopt a budget by July 1st. He also noted that there are no scheduled meetings in July.

Additional discussion took place regarding the deferral.

Motion was made by Councilmember Brown to defer item 6a- FY27 Budget, to the June 23 Regular Meeting agenda. Councilmember Herndon seconded. Motion passed 6-0. Councilmember Jeffcoat did not vote. *(Clerk's Note - Pursuant to Charter 2.21 (b) - No member of the city council shall abstain from voting on any matter properly brought before the council for official action except when such councilmember has a conflict of 440 interest which is disclosed in writing prior to or at the meeting and made a part of the minutes. Any member of the city council present and eligible to vote on a matter and refusing to do so for any reason other than a properly disclosed and recorded conflict of interest shall be deemed to have acquiesced or concurred with the members of the majority who did vote on the question involved.*

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

Mayor Pro Tem Davis announced the item and recognized Director Freddie Broome from Member Services at the Georgia Municipal Association. Mr. Broome recognized Councilmember Jeffcoat for her accomplishment and explained the requirements and significance of the Municipal Leader, Community and Workplace Culture Certificate. He mentioned that the program is designed to help leaders recognize who they are as leaders and identify ways to be better leaders. He presented Councilmember Jeffcoat with her certificate and pictures were taken.

b. Project Update: Illegal Dumping Mitigation Efforts — Emily Ryan, Sustainability, Greenspace, and Beautification Director

Mayor Pro Tem Davis announced the item and recognized Director Ryan of the Sustainability, Greenspace and Beautification Department. She was accompanied by Code Enforcement Director Silver.

Director Ryan highlighted the following illegal dumping mitigation efforts to include:
-Solid Waste Ordinance Amendments to Article 5 – Scrap Tire Enforcement section that established regulations for the storage, handling, and disposal of scrap tires, increased fines for major and minor dumping violations, and implemented compliance tracking measures.

Director Ryan introduced Director Silver to provide an update on Code Enforcement efforts. He indicated there has been successful with the Municipal Court for illegal dumping with citations and fines that have been issued to violators. He indicated that a lot of people did not know, and his team is educating as they are citing.

Additional tactics:

- Equipment Installations to include 20 signs and a pilot camera on City property.
- Administrative Actions:
 - A pending Georgia Power Pole Attachment Agreement which will allow the City to mount equipment (signs and cameras) and seasonal banners to utility poles
 - An upcoming STAR Grant Application for \$75,000 for tire mitigation on a reimbursement basis every fiscal year.

Director Ryan also highlighted the Environmental Protection Agency (EPA) Illegal Dumping Prevention Guide, reviewed signage best practices and proposed sign locations, and provided information on upcoming department events, including home weatherization workshops and a pollinator census. She opened the floor for questions.

Councilmember McNeely expressed appreciation for the departments' efforts and asked Director Silver to explain the difference between minor and major dumping violations. Director Silver responded that the distinction is based on volume and noted that most of the City's violations had been minor, with only two citations issued for major dumping violations.

Councilmember Brown thanked Director Silver for his prompt response to a citizen's noise complaint. Mayor Pro Tem Davis called for any additional questions. He thanked Directors Ryan and Silver for their efforts, and noted that the initiative is both necessary and

beneficial.

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.

Mayor Pro Tem Davis introduced the item and asked City Clerk Hiott to review the rules and decorum.

The following comments were shared:

-Michael Murphy recognized the Council and gave kudos to Councilmember Jeffcoat for her certificate award. He thanked the Council for deferring the vote for the budget. He acknowledged the month of June as National Housing Month and emphasized the importance of housing access and affordability.

-Brenda Nash expressed concerns about the financial feasibility of the Parks and Recreation Director role. She also asked the Council to be thoughtful and deliberate in building the Police Department, especially under pressure.

There were no additional comments.

10. CONSENT AGENDA

Mayor Pro Tem Davis announced the item and called for a motion. Motion was made by Councilmember Jeffcoat and seconded by Councilmember Brown to approve the Consent Agenda as written. The motion carried 6-0.

- 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

None.

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

Mayor Pro Tem Davis announced the item and recognized City Attorney Walker-Ashby. The City Attorney requested that this item be deferred to the next meeting.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to defer item 12a to the June 23 regular meeting agenda. The motion carried 6-0.

13. OTHER BUSINESS/DISCUSSION

None.

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks thanked staff, volunteers, and all those involved for the success of the Mableton Anniversary Weekend. He also acknowledged the residents who attended and came out to celebrate the City.

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

City Clerk Hiott highlighted that the June 23 meeting would be held on a Tuesday (normally scheduled for Wednesday).

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember McNeely highlighted the Creekside Village development that has been approved in District 2 and provided background info. He mentioned that additional details would be shared as the development progresses. He also highlighted the June 15 Public Safety Town Hall at 6:00 p.m. at the Riverside EpiCenter and encouraged attendance. He emphasized the importance of addressing public safety concerns and resolving current issues, and thanked Sheriff Craig Owens for ensuring continued City services.

Councilmember Jeffcoat asked the community to keep community leader Tre Hutchins and Senator Donzella James in their thoughts and prayers following the loss of their mothers and extended condolences. She congratulated Dr. Tre Hutchins on earning his doctorate degree, acknowledged FIFA-related events across Metro Atlanta, and recognized fathers in honor of Father's Day. She extended a Happy Juneteenth and highlighted the local celebrations.

The Council extended heartfelt condolences and thoughts to Cobb County School Board member Tre Hutchins and Senator Donzella James for the loss of their loved ones.

Councilmember Brown wished her husband a Happy Father's Day. She highlighted the upcoming Public Safety Town Hall and noted sufficient seating is available. She encouraged residents to cherish their loved ones. She noted that the Heritage Park boardwalk had reopened and highlighted events on June 13, and announced a Buckner Road cleanup on June 20.

Councilmember Ferguson highlighted his district clean-up scheduled for June 13th and noted he would be unable to attend due to a foot injury. He encouraged everyone to come out and noted there would be other upcoming events.

Councilmember Herndon thanked those in attendance and the 22 online viewers and noted the City's growing national reputation. She highlighted that she will be hosting an event on June 11th to launch the Summer "Pick a Partner" Book Club for 2nd and 3rd graders, which will include sign-ups and a book giveaway at Jeremiah's Italian Ice, and encouraged attendance.

Mayor Pro Tem Davis applauded Mableton residents for their commitment to and care for their community. He acknowledged June as Homeownership Month and highlighted the "Keys to Home Equity" display at the Riverside EpiCenter supporting housing efforts for educators, public safety personnel, and veterans. He announced a homeownership workshop on June 27th and encouraged attendance. To close, he emphasized the importance of caring for loved ones and extended safe travel wishes.

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

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to enter into Executive Session at approximately 7:59pm for litigation, real estate, personnel and other misc.exemptions. The motion carried 6-0. (Davis, McNeely, Jeffcoat, Brown, Ferguson and Herndon)

Council returned from Executive Session at approximately 9:15pm. Councilmember Brown was not present in the room.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Herndon to exit Executive Session. The motion carried 5-0. (Davis, McNeely, Jeffcoat, Ferguson and Herndon)

18. ADJOURNMENT

There being no further business, the meeting adjourned at approximately 9:18pm. Councilmember Brown was not present in the room.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to adjourn. The motion carried 5-0.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk