CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Mableton, GA 30168
April 22, 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 6:39 pm.

2. ROLL CALL

City Clerk Hiott conducted the roll call. Mayor Owens was not present. A quorum was present.

3. INVOCATION

City Manager Tanks led the Invocation.

4. PLEDGE OF ALLEGIANCE

Councilmember McNeely led in the Pledge of Allegiance.

5. APPROVAL OF AGENDA

Mayor Pro Tem announced the item and recognized City Attorney Walker Ashby. She stated that there are two administrative requests to add; an Executive Session as item 6b and to add administrative purchases as item 13a.

Motion was made by Councilmember Ferguson and seconded by Councilmember Brown to approve the agenda adding an executive session as item 6b and administrative purchases as item 13a. The motion carried 6-0.

6. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

a. National Day of Prayer Proclamation - Barry Smith of Mableton Pastor Collective

Mayor Pro Tem Davis recognized Pastor Barry Smith of First Christian Church of Mableton and Pastor Korede Akindele of Victory International Center, who spoke on behalf of the Mableton Pastors Collective in observance of the upcoming National Day of Prayer.

Pastor Smith expressed his appreciation to the Council for their engagement and for presenting the Proclamation this evening. He shared background information on the National Day of Prayer as a nationally recognized observance and highlighted the upcoming National Day of Prayer event scheduled for May 7th at the Mableton Amphitheater, hosted by the 4P Group of Pastors, Public Safety, Principals, and Community Partners. He noted that 18 churches would participate in the event and encouraged everyone to attend and join the City in prayer. Pastor Akindele also thanked the Council for the recognition and encouraged the community to continue praying for all leaders.

Mayor Pro Tem Davis read the proclamation aloud and presented it to Pastors Barry Smith and Korede Akindele on behalf of the Mableton Pastors Collective. Photos were taken.

b. 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))

This item was at the request of staff and approved by the motion made during the Approval of the Agenda.

Motion was made by Councilmember Ferguson and seconded by Councilmember McNeely to go into Executive Session (at approximately 6:55 pm) for litigation, real estate, and personnel. The motion carried unanimously. Yeas:Davis, McNeely, Jeffcoat, Brown, Ferguson and Herndon.

Motion was made by Councilmember Ferguson and seconded by Councilmember Herndon to close Executive Session (at approximately 7:13 pm) The motion carried unanimously. Yeas:Davis, McNeely, Jeffcoat, Brown, Ferguson and Herndon.

7. PUBLIC HEARINGS

a. REZ2026-002 (Deferral to May 13, 2026) - 640 South Gordon Rd- Request to rezone subject property from R-20 to RD for duplex development - Director Michael Hughes

Mayor Pro Tem Davis introduced the item and recognized Director Hughes. Director Hughes indicated that the item will be deferred to the May 13th agenda, which will allow the Planning Commission to review the case further.

Motion was made by Councilmember Brown and seconded by Councilmember Jeffcoat to defer REZ2026-002 to the May 13th agenda. The motion passed 6-0.

b. REZ2026-003 (First Read and Public Hearing) – Tax Parcel 19108000540 (Stallion Parkway) - request to rezone 3.5 acre property from NRC to RSL for 61-unit senior housing development - Director Michael Hughes

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

No action until Second Read

Mayor Pro Tem Davis announced the item and recognized Director Hughes, who introduced Deputy Director Garver to provide the presentation (available on record). This is a First read, so no action is required. Deputy Garver provided background for the case. She indicated that the request is to rezone from Neighborhood Retail Commercial (NRC) to Residential Senior Living (RSL) to accommodate a senior living community with 61 proposed urban rental units.

She provided further details on the following:
Aerial map
Concept Map
Renderings
Site Plan (she indicated there are a couple of versions with different stories)
Current Zoning Map
Future Land Use Map
Surrounding businesses

Deputy Garver detailed the three categories for senior living in the City's code. She stated that the proposed product best fits the "urban rental units" category except future land use. She noted that the future land use designation is intended to be high-density, while the property is currently designated as a Neighborhood Activity Center.

Deputy Garver detailed the zoning criteria considered by staff and reviewed the recommendations of both staff and the Planning Commission. She stated that staff recommended denial because the City's Code does not have a clear zoning designation for the property and is incompatible with the Future Land Use Map. The Planning Commission heard the case and recommended approval with stipulations.

Deputy Garver acknowledged that the applicant was there to present their application.

The Planning Commission's recommended stipulations include the following:
1. Reversionary Clause – revert to NRC if the applicant does not receive the necessary Tax Credits
2. Age Restriction – 55 years or older
3. Income Restriction – at or below 80% of the area median income
4. Density and Site Plan – no more than 61 units and must adhere to the site plan provided unless determined otherwise.
5. Design Review – applicant to submit a revised building elevation to include gable roofing and a revised site plan to include additional amenities
6. Accessibility Standards – must be accessible to senior standards
7. Infrastructure and Parking – all parking to meet Cobb County design standards
8. Agency Compliance – subject to all comments and recommendations from the following departments: Cobb Fire, Cobb Water & Sewer, Cobb Stormwater & Cobb DOT

Mayor Pro Tem Davis opened the public hearing and provided the rules.

Applicant Pete Schwiegeraht of Pivotal Housing Partners provided background on the company. He explained that the project will compete for state funding and has been revised to 54 units with features designed for senior residents. He added that the buildings will meet national green building standards for energy efficiency and described the development as independent living. He indicated the goal is to provide units below market rates to allow seniors to age in place. He also noted a planned investment of $17–$18 million and confirmed the agreement with all recommended stipulations.

Those who spoke in Favor:
1.Steve Jungk spoke on behalf of the Mableton Improvement Coalition in favor of this case. He noted that a high density residential is not a designation identified in the FLU, so this kind of housing would not be possible without some consideration.

Mayor Pro Tem Davis called for those in opposition.

Those who spoke in Opposition:
1.Denny Wilson did not speak in opposition, but she asked for clarity on the number of stories. Deputy Garver indicated that full clarification will be provided at the next meeting.
2.Yashica Marshall asked for clarity on the affordable dollar amount to be expected for the housing.
3.Rosie Turner spoke in opposition subjected to the following conditions to be considered: parking, washer and dryer accessibility. She emphasized that additional accommodations are needed as the residents get older, including disposing of trash.

Mayor Pro Tem Davis asked Council if they had any questions.

Councilmember Brown asked about the reduction in units from 61 to 54 and its impact on parking, and also asked about the comparison of the categories. Deputy Garver responded that 1.25 parking spaces are required per unit, totaling 77 spaces, and noted that the Council could stipulate a higher parking requirement.

Councilmember Herndon asked what standard would be used to determine the income qualification and what is the anticipated cost of this living space for potential residents. The applicant responded that the tax credit program has average Area Medium Income (AMI) of 60% or lower. He noted that the proposed facility will have a mix of 40%, 60% & 80% and HUD will set the discount to market prices based on those AMIs. Councilmember Brown asked about the AMI is for Cobb County. The applicant responded that the average AMI for Cobb County is $114,000. He indicated that they generally attract true retirees. He also addressed the other questions mentioned tonight and provided detailed explanations. He indicated there may be 20–30 additional parking spaces available.

Councilmember Herndon asked what income qualification standards would be used and the anticipated cost of the housing for residents. The applicant responded that the tax credit program uses Area Median Income (AMI) levels at 60% or below, and noted the project would include a mix of 40%, 60%, and 80% AMI units, with HUD setting rents based on those thresholds. Councilmember Brown asked about Cobb County’s AMI, and the applicant stated it is approximately $114,000. He addressed the additional questions raised.

Mayor Pro Tem Davis called for additional questions. Councilmember Ferguson asked a final question regarding handicap parking. Deputy Garver responded that the 1.25 parking spaces per unit includes the required ADA-accessible parking.

There being no other questions, the public hearing was closed. No action was required.

c. **REZ2025-011 - (Second Read and Public Hearing) Tax Parcel 18042100010 /18042000090 (Oak Ridge Commerce Way) - Request to rezone a 25.97-acre parcel to rezone from MHP to LI for A 300,000 square foot warehouse/distribution center - *Director Michael Hughes***

Open Public Hearing - (Applicant and support - 10 minutes time limit)
Opposition - (10 minutes time limit)
Close Public Hearing
Vote for Second Read

Mayor Pro Tem Davis announced the item and recognized Director Hughes, who introduced Deputy Director Garver to provide the presentation (available on record). She indicated that this was a Second read with a public hearing. She stated that the request is to rezone the property from Mobile Home Park (MHP) to Light Industrial (LI) for a warehouse/distribution center.

She indicated that staff recommended approval and the planning commission recommended approval with stipulations. The detailed stipulations are available in **ORD 2026-04-02 – Amending the Official Zoning Map.**

Director Garver noted that all the stipulations are the same from the First read except for the following updates:

4. Traffic and Access Management
Vehicular access points, including truck ingress and egress, shall be designed to minimize traffic conflicts and neighborhood impacts. A traffic impact analysis may be required at the time of permitting to determine necessary roadway improvements, turn lanes, or access modifications.

5. Truck Routing and Operations
Truck traffic shall be directed to utilize designated arterial or collector roadways. Wayfinding signage and operational plans may be required to discourage truck traffic through adjacent residential areas. All commercial vehicles with more than six (6) wheels or a GVWR exceeding 14,500 lbs. originating from or destined for 6784 Oak Ridge Commerce Way shall be prohibited from utilizing Oak Ridge Road as a through-route to Six Flags Drive; such traffic shall be directed via wayfinding signage and internal operational plans to utilize Thornton Road for access to Interstate 20, with "No Through Truck" signage to be installed by the applicant at the project entrance in accordance with Cobb DOT and MUTCD standards.

Deputy Garver reiterated that the item does require a public hearing, and the applicant is present to make their case. Henry Bailey, Counsel for the applicant, was recognized. He reiterated the request for the application. He emphasized that the application has the support of the Mableton improvement Coalition, City staff & Planning Commission for approval with stipulations. He confirmed that the applicant is agreeable to all proposed stipulations.

Those who spoke in favor:
1. Steve Jungk spoke on behalf of the Mableton Improvement Coalition in support of the application with proposed stipulations.

No others spoke in support. Mayor Pro Tem called for those in opposition.

Those who spoke in opposition:
1. Phil Barnett expressed concern for surrounding businesses, including two-day cares and an elderly facility, and the potential traffic.
2. Denny Wilson expressed concern for the surrounding businesses and the upkeep of the current business. She raised additional concerns about traffic and safety.
3. A female speaker (no name provided) agreed with previous comments made by those in opposition. She emphasized concerns about traffic in the residential area and doesn't believe it is a good fit.

There were no more in opposition,

Attorney Bailey provided a rebuttal and further explained that the warehouse is located far from the roadway to address traffic concerns. He also stated that the Future Land Use Map has the area designated for industrial use and other surrounding areas.

Mayor Pro Tem Davis called for questions from Council. Councilmembers Herndon and Jeffcoat asked questions regarding surrounding properties, potential disturbances, and proposed hours of operation. Councilmember Ferguson asked whether the traffic study could be made a requirement. Deputy Garver confirmed that it could be included in the final motion.

EJ Thurmon, the applicant and developer, confirmed that a traffic impact study was conducted as part of the zoning application and presented the findings. The results indicated minimal concerns, with traffic expected to operate at satisfactory levels. Councilmember Ferguson noted additional areas for consideration.

Councilmember McNeely asked for the language of recommendation from staff. Deputy Garver provided the updated suggested language and noted that the traffic study may be subject to staff approval.

Councilmember Ferguson asked how the City could ensure traffic is directed along the designated route. Director Hughes confirmed that police enforcement would address this concern. Councilmember Ferguson also raised concerns about noise mitigation in relation to the City's noise ordinance. Attorney Bailey responded that the site design and existing buffers were intentionally included to address noise impacts. Further discussion followed.

Mayor Pro Tem Davis called for final questions from Council. There were none. The public hearing was closed. He called for a motion.

Motion was made by Councilmember Ferguson to approve with the amended stipulation #4 to add the term “shall be required rather than may” in addition to the other proposed stipulations and subject to staff approval and seconded by Councilmember Herndon. Motion was approved 5-1. Councilmember Jeffcoat voted no.

8. APPOINTMENTS

None.

9. PUBLIC COMMENTS - 2 minutes per speaker - no more than 30 minutes for all speakers. Anyone wishing to make a public comment should complete and submit the public comment card to the City Clerk prior to the start of the meeting.

The following was shared during public comment:

Steve Jungk with the Mableton Improvement Coalition (MIC) expressed their support for the denial of rezoning case REZ2025-009 and explained the basis for the position.
Me'Lisa Adams commented on the decline of the quality of life in the City of Mableton over the past couple of decades, expressing concern that the community’s "family-oriented" nature is being lost.
Steve Friedman of the Mableton Masonic Lodge spoke about the Georgia Child Prevention Program, which will be offered at the Taste of Mableton. He provided background information about the program and encouraged everyone to consider it.
Lavella Armstrong, a resident of District 2, expressed concern about the lack of grocery stores in her area.
MeKisha Carter spoke in support of rezoning case REZ2025-009, emphasizing the importance of family, unity and a strong foundation.
Scott Starowitz, representing the SAE School, spoke in opposition to rezoning case REZ2025-009, noting concerns about student safety. He thanked the City for engaging the parents who have also reached out to share their concerns as well.
Louise Adams-Short, a 30-year resident, expressed concern about changes in the community and their impact on long-term residents. She urged the Council to consider and remain mindful of those who have lived in the neighborhood for many years.
Denny Wilson spoke about the principles of right and wrong, encouraging the Council to make the "right" decision with regard to REZ2025-009. She expressed concern regarding the Johnson family’s loss of a major source of income. She encouraged support and consideration for the Johnson family.
Phillip Barnett shared his thoughts in regards to REZ2025-009. He encouraged support and consideration for the Johnson family.
Linda Carson of Leisure Locks by Louise, Inc. expressed deep concern about the high cost of property taxes, stating that it is hard to maintain. She asked Council for guidance and assistance.

10. CONSENT AGENDA

Mayor Pro Tem Davis announced the item and opened the floor for discussion. There being none, he requested a motion.
Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to approve the Consent Agenda as written. The motion carried .6-0.

a. **Resolution Updating the City of Mableton Classification and Pay Plan**

b. **Approval of April 13, 2026 Work Session Minutes**

c. **Approval of April 13, 2026 Regular Council Meeting**

11. **UNFINISHED BUSINESS**

a. **REZ2025-009 - Tax Parcel 18039000110 (6671 Mableton Parkway) - Request to rezone a 2.33-acre parcel to rezone from R-20 to NRC for a commercial development - *Director Michael Hughes***

Mayor Pro Tem Davis presented the item and recognized Director Michael Hughes, who then invited Deputy Director Garver to give the presentation, as documented in the record.

Deputy Director Garver explained that the rezoning request seeks to change the property's designation from R-20 (Single-Family Residential) to NRC (Neighborhood Retail Commercial). She noted that both staff and the Planning Commission recommend approval of a Temporary Land Use (TLU) permit with revised stipulations.

She presented an overview of the property's history, highlighting the following key points:

- The property was zoned R-20 by Cobb County in the early 1970s.
- The current owners purchased the property from Marathon Oil Company.
- In September 2024, the new applicant was denied an Occupational Tax Certificate due to nonconformity.
- In November 2024, the rezoning request was submitted.
- In January 2025, the request was heard by the Planning Commission and City Council.

She also provided additional background information and reviewed the updated stipulations recommended by both the Planning Commission and staff.

The updated stipulations are as follows and included for the record:
STIPULATIONS AND CONDITIONS OF APPROVAL

1. The temporary land use permit be limited to a period of two years, with an automatic renewal if compliance is demonstrated with all stipulations below. No renewals will be granted beyond the 4 year period.

2. After the adoption of the 2045 Comprehensive Plan, the city will investigate and develop a zoning category to accommodate neighborhood-serving commercial uses on the sites within the Suburban Neighborhoods- Transition Character Area identified in the comprehensive plan.

3. Restrict Prohibited Uses: The development of any automobile-related business, including

but not limited to used tire shops, auto- emission stations, vehicle repair facilities, vehicle sales, gas station, pawn shops, fueling station, or similar automotive fuel-dispensing facility, alcohol,tobacco or vape sales, CBD items, or gambling-related merchandise shall be expressly prohibited on the property, notwithstanding any reference to "Gas station" in the application materials.

4. Limitation of Commercial Use: Commercial uses shall be limited strictly to neighborhood- serving retail and service establishments as outlined in the Letter of Intent, which include, but are not limited to, a hair salon, barber shop, nail shop, beauty mart, office space (professional & administrative offices), or a mini-mart (non-alcohol sales).

5. Restriction on Intensive Uses: Uses that generate high traffic volume or operate with extended nighttime hours (e.g., bars, nightclubs, high-volume drive-thrus & car wash operations) shall be prohibited to protect the adjacent residential properties.

6. Site Plan: A detailed site plan shall be submitted for staff review and approval prior to the issuance of any land disturbance or building permit associated with any future development or renovation that results in an alteration to the existing impervious surface on the subject site. The site plan must clearly demonstrate compliance with all applicable dimensional and development standards, including parking, landscaping, and stormwater management requirements and compliance with Cobb DOT requirements. Prior to the issuance of any new business license, the applicant shall demonstrate compliance with parking requirements.

7. Preservation of Existing Structures (Interim): The existing structure shall be maintained to a high standard, in compliance with the R-20 district's intent for architectural compatibility with neighborhood residences. Demolition and reconstruction of the main office building would require a new review for compatibility.

8. Demolition of Front and Rear Canopies / Removal of Existing Billboard (Time-Bound): The applicant shall demolish the front canopy structures within two (2) years from the date the Temporary Land Use Permit (TLUP) is approved and adopted by the City Council. Should restrictions placed on this property from the Environmental Protection Division (EPD) provide hardship in the removal of this canopy, this time may be extended or restriction removed by the Mayor and Council at a regular council meeting. The billboard located atop the canopy and the metal canopy shall be removed within six (6) months from the date of City Council approval and adoption of the Temporary Land Use Permit (TLUP). Failure to complete the demolition, billboard removal, and disposal of all associated debris within the specified timeframes shall constitute a zoning violation and shall result in the automatic denial of any renewal of the Temporary Land Use Permit (TLUP).

9. Enhanced Buffering: A minimum 25-foot undisturbed vegetative buffer shall be maintained or established along the entire western and eastern property lines where the parcel abuts R-20 Single-Family Residential zoning. The buffer shall be supplemented with opaque fencing (e.g., solid wood or masonry) and additional evergreen plantings to achieve a visual screen 6 feet in height, subject to staff approval along the western and eastern property lines. No land disturbance or clearing shall be allowed between the building and the northern property line.

10. Lighting Control: All exterior lighting shall be full cut-off type, directed downward and away from adjacent residential properties, and shall comply with the City's dark sky or shielding requirements to minimize light trespass.

11. Access and Circulation: The site shall utilize the existing access points from Mableton Parkway. Any modifications to site access or internal circulation shall be subject to review and approval by the County Transportation Department (Cobb County DOT) to ensure safe ingress and egress, especially concerning traffic on Mableton Parkway.

12. Hours of Operation: To minimize disruption to adjacent residential uses, the hours of operation for all businesses on the site shall be restricted to a maximum of 7:00 AM to 10:00 PM, Monday through Sunday, unless a specific use with different hours is approved by the Mayor and Council.

13. Signage Plan: A comprehensive signage plan shall be submitted to staff for review and approval, ensuring that all signage is proportional to the building, low-profile, and non-flashing, to be aesthetically compatible with the surrounding neighborhood.

14. Parking & Maintenance: Prohibition of overnight parking not directly associated with the on-site commercial businesses. Any dumpster placed on the property shall be in an enclosure compliant with the development standards.

The applicant's attorney, Debora [last name], was recognized to speak before the Council. She expressed appreciation to the Community Development Department and the City Attorney for their efforts to reach an agreement, but noted that no agreement was made.

Attorney Golynbieski provided two new items for Council consideration (both available on the record):

- She shared a broker's opinion indicating that a two-year Temporary Land Use (TLU) period would not support a viable lease term for prospective tenants, noting that a five-year term is typically standard.
- She shared a quote from Imagines Enterprises, LLC that estimated the cost of demolishing the canopy at $256,932, which she described as financially unfeasible.

Attorney Golynbieski provided additional information supporting the rezoning of the property to a commercial classification and explained the physical challenges on the site that make residential use impractical. She also addressed staff's concerns regarding potential spot zoning indicating that can not be applied in this case and cited a prior case in Henry County in support.

Lastly, Attorney Golynbieski confirmed that the applicant agrees to certain proposed stipulations but not all and requested that the Council approve the application as submitted.

Mayor Pro Tem Davis asked if there were any questions. Councilmember Jeffcoat asked if the applicant planned to obtain any more quotes to provide an average for the demolition. Attorney Golynbieski indicated not at this time.

Councilmember Herndon asked whether the case could be treated as a special exemption based on hardship without setting a precedent for future applications.

City Attorney Walker-Ashby explained that the matter involves balancing the City's interests with the applicant's interests. She further elaborated on the importance of considering the overall community impact and emphasized that the intent of staff is not to shut the business down. Rather, the goal is to allow the Council time to evaluate the corridor in a more comprehensive, holistic manner.

She stated that the issue of cost remains regardless of whether the property is rezoned, noting that the canopy will still need to be addressed either way. She added that the City is focused on making the best decision for the corridor as a whole and cannot evaluate the rezoning in isolation. She also reminded Council that zoning is tied to the land, not the applicant or current owner, and that Council must consider whether it intends to allow commercial zoning in that area for future applicants.

She expressed that the City has proposed a solution that would allow the applicant to continue operating commercially while also giving Council time to review the zoning code and address gaps in oversight that contributed to the current situation. She further noted the City's responsibility to protect surrounding properties in the event the property is sold.

Councilmember Herndon asked whether stipulations could be added to further define or limit allowable uses for future owners or tenants. City Attorney Walker-Ashby responded that permitted uses would be governed by the applicable zoning classification. She provided that her recommendation would be to approve staff's recommendation, allow the business to continue operating commercially for the extended four-year period, and provide staff time to evaluate the corridor more holistically. Councilmembers Jeffcoat, Brown, Davis, and Ferguson offered statements to the family.

Motion was made by Councilmember Jeffcoat to support the recommendation of the staff for a 2-year TLU with updated stipulations and an automatic renewal for 2 additional years. Councilmember Ferguson seconded. Motion passed 5-1. Councilmember Herndon was in opposition.

Motion was made by Councilmember Brown for a recess at 9:57pm and seconded by Councilmember Jeffcoat. Motion passed 6-0.

12. NEW BUSINESS

a. Consideration and Approval of a Resolution to Amend the Urban Redevelopment Plan for the City of Mableton Urban Redevelopment Area and for Other Purposes - City Attorney Emilia Walker-Ashby

Mayor Pro Tem Davis welcomed everyone back from a recess at 10:19pm.

Motion was made by Councilmember Ferguson to come out of recess and Councilmember McNeely seconded. Motion passed 6-0

Mayor Pro Tem Davis announced the item and recognized City Attorney Walker-Ashby. She announced that this is an amendment to the existing URA Plan. She indicated that there was a public meeting that was noticed in the MDJ and a public hearing was held earlier this week to circulate the updated plan.

She highlighted the 2 substantive amendments to the plan for the creation of URA areas 3 (near Mableton Town Square) and 4 (near Lions Club Drive). She provided further details, including area boundaries and a description of zoning classifications. She indicated that these new areas would then be subject to the bond obligations and financing for improvements of the areas for redevelopment by the City within the bond constraints.

She indicated that the recommendation is for approval of the amended URA Plan with direction of staff to prioritize the expenditure of bond funds in those areas. Mayor Pro Tem Davis called for questions from Council. There were none.

Motion made by Councilmember McNeely and seconded by Councilmember Brown to approve the Resolution to Amend the Urban Redevelopment Plan for the City of Mableton Urban Redevelopment Area and for other lawful purposes. The motion passed 6-0.

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

Mayor Pro Tem Davis announced the item and recognized Finance Director Ellis.

Director Ellis indicated that this is an amendment to the financial management policies adopted by the Council back in April 2024. She mentioned that there are sections within the policies that currently do not align with the City Charter.

The four sections proposed for updates are:
2.52 Fiscal Year Budget Calendar — Currently states that the annual budget will be proposed two months prior to the start of the City's fiscal year. This language conflicts with the City Charter and has been updated to ensure alignment.
2.54 Budget Ordinances — The policy currently provides for an unassigned fund balance equal to 2.5 months of prior fiscal year actual or budgeted expenditures. The amendment would increase this to three months, or 25% of the budget.

2.55 Municipal Fund Balance — The policy currently states that an ordinance or resolution shall be adopted; however, the amendment reflects that the budget will be adopted by ordinance only.

2.56 Operational Guidance — The reference to the initial recommended fund balance is being amended to align with the prior sections in 2.55.

Director Ellis noted that this was a First read and asked if there were any questions from Council. There were none.

c. First Read - An Ordinance Approving the City of Mableton Procurement Policy

and for Other Lawful Purposes - Finance Director Karen Ellis

Mayor Pro Tem Davis announced the item and recognized Finance Director Ellis. Director Ellis indicated that this is an additional update to the City's financial policies.

Director Ellise noted 6.32 of the City's Charter states that the procurement policy establishes procedures for a centralized purchasing program as a responsibility of the Finance department. She mentioned that a unified program would enhance compliance, reduce audit risk, and create procedural consistency across all departments. She recalled that the policy received its initial first reading in August 2023 and was presented by the City Attorney.

Director Ellis asked Council to reach out with any questions or feedback to be considered before the second read on the May 13th agenda.

d. Consideration and Approval of a Resolution to Apply to the State and Local Cybersecurity Grant Program (SLCGP) and for Other Lawful Purposes - Frantz Francois, IT Director

Mayor Pro Tem Davis announced the item and recognized City Manager Tanks to present the item on behalf of IT Director Francios, who was absent due to a family emergency.

City Manager Tanks indicated that the grant requires a 30% match and that any grant requiring matching funds must be brought before the Council. He noted that the City's grant consultant, Mr. Brewer, stated the grant could total several hundred thousand dollars. He noted that the grant would be funded by the Department of Homeland Security and offered to municipalities to strengthen cybersecurity.

Motion made by Councilmember Brown and seconded by Councilmember Ferguson to approve the Resolution to Apply to the State and Local Cybersecurity Grant Program (SLCGP) and for other lawful purposes.

Councilmember Ferguson asked if this would come back before Council if awarded to determine the project and required matching funds. Director Ellis noted that the Finance Department is working on a grant policy as well. She indicated that this is the first phase by asking the Council to apply knowing what the City's obligation might be. She noted that if the grant is awarded, the City would then have multiple grant funds and will need to identify the source of the match funds. The item would then return to the Council, so that Council is fully informed of the City's financial exposure.

Mayor Pro Tem Davis called for a vote. The motion passed 6-0.

13. OTHER BUSINESS/DISCUSSION

a. Consideration and discussion of administrative purchases

Mayor Pro Tem Davis announced the item and recognized City Manager Tanks. City Manager Tanks requested Council authorization to purchase Municipal Court furniture not to exceed $100,000. He noted the budget was already approved, but purchases over $50,000 require Council approval, and emphasized the time-sensitive nature of the request.

He stated that the budget currently includes $100,000 for court furniture and that, after negotiations under the state contract, the estimated cost is approximately $78,000. However, because the amount exceeds $50,000, Council approval is required.

Councilmember Jeffcoat requested advance notice for items like this and asked for confirmation of the cost. Councilmember Davis asked whether the $100,000 budget was sufficient for the Municipal Court furniture. City Manager Tanks responded.

Motion was made by Councilmember Brown and seconded by Councilmember Herndon to authorize the City manager to purchase Municipal Court furniture not to exceed $100,000. Mayor Pro Tem called for discussion. There was none. The motion passed 6-0.

City Manager Tanks requested Council's consideration of a public safety feasibility study to take place before **May 20th**. Following a formal RFP process, the **Center for Public Safety** was selected as the most responsive and cost-effective bidder. The procurement committee recommends approving the contract, not to exceed $115,000, to evaluate the impact on police and court services. He is asking the Council to authorize the Mayor Pro Tem to sign the contract to move forward with the feasibility study.

Councilmember Brown asked whether an RFQ or an RFP was conducted. City Manager Tanks clarified that the committee considered their qualifications, experience and price, which would be considered an RFP.

Councilmember Davis asked for clarity on the intended start date if approved. City Manager Tanks responded as soon as the contract was signed, and they received a notice to proceed. He provided a brief highlight of the game plan that the Center for Public Safety intends to carry out. He noted that the final study will yield a comprehensive document detailing the projected costs to establish and operate a police department over the next **20 years**.

Councilmember Herndon asked for further information on the reputation of the Center for Public Safety. City Manager Tanks indicated that they are a top recognized company in public safety and have been around for around 30 years.

Councilmember Ferguson asked what would be considered during the feasibility study. He has further questions about the procurement process and the policy. City Manager Tanks stated that he wished to respond and provide further clarity in Executive Session.

(Clerk's note: The motion was made after Executive Session.)

Motion was made by Councilmber Brown and seconded by Councilmember Herndon to authorize the purchase of furniture. The motion passed 6-0.

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

No Comments.

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

No Comments.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember McNeely spoke about the difficult decisions leaders must make in the City's best interest, taking into account both the City's current position and our future direction.

Councilmember Jeffcoat echoed Councilmember McNeely's remarks about leaders having to make difficult decisions. She also took a moment to honor her late grandmother. Lastly, she highlighted the upcoming National Day of Prayer and encouraged everyone to come together and pray as a City.

Councilmember Brown emphasized the importance of domestic violence awareness and shared resources for those in need, as well as information on other important mental health topics. She encouraged individuals not to suffer in silence or alone. She also gave a shout-out to Covered Bridge Montessori School, where she spent time celebrating Earth Day. In addition, she highlighted her upcoming District 4 Creative Dialogue event and encouraged interested residents to attend. Lastly, she acknowledged the passing of United States Representative, David Scott.

Councilmember Ferguson highlighted the unveiling of a bench at Mableton Towne Square Park in honor of the late Leann Tanks, wife of City Manager Tanks. He encouraged those who knew and loved her to visit the bench, spend time reflecting, and honor her life and memory. He also thanked Cobb County Parks for their efforts in dedicating the bench. In addition, he recognized the City's administrative professionals for their hard work and service. Lastly, he highlighted the upcoming Taste of Mableton on May 2 and encouraged residents to attend.

Councilmember Herndon acknowledged the four online viewers, including Michael Owens, who was unable to attend the meeting in person. She also reiterated that the Council is often faced with difficult decisions and recognized the lasting impact those decisions can have. Lastly, she thanked everyone who remained for the duration of the meeting that evening.

Mayor Pro Tem Davis announced that the Riverside PTA would be hosting a Multicultural Night at Riverside Elementary School. He also reiterated the challenges elected officials face in making difficult decisions and stated that they will continue striving to do what is best for the City as a whole. In addition, he emphasized that resources and support are available for those in need, particularly regarding domestic violence awareness. Lastly, he thanked everyone who attended the meeting.

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 11:05 pm for litigation, real estate, and personnel. The motion passed unanimously. Yeas:Davis, McNeely, Jeffcoat, Brown, Ferguson and Herndon.

Motion was made by Councilmember Ferguson and seconded by Councilmember Herndon to exit the Executive Session at 11:31 pm. The motion carried unanimously. Yeas:Davis, McNeely, Jeffcoat, Brown, Ferguson and Herndon.

Motion was made by Councilmember McNeely and seconded by Councilmember Ferguson to approve the Mayor to finalize and execute the contract with Center for Public Safety, Inc. The motion passed 6-0.

18. ADJOURNMENT

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Herndon to adjourn the meeting. The motion passed 6-0. There being no further business, Mayor Pro Tem Davis adjourned the meeting at 11:33 pm.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk