CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Mableton, GA 30168
June 23, 2026 at 6:30 PM

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

CITY COUNCIL REGULAR MEETING MINUTES

1. CALL TO ORDER

Mayor Owens called the meeting to order at approximately 6:36 pm.

2. ROLL CALL

City Clerk Hiott conducted the roll call. All of council were present (quorum present).

3. INVOCATION

Invocation was led by City Manager Tanks.

4. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Councilmember McNeely.

5. APPROVAL OF AGENDA

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

6. PUBLIC HEARINGS

a. 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 introduced the item and recognized Community Development Director Michael Hughes. Director Hughes reported that the application had been reviewed during a previous work session on June 8, 2026. He stated that Planner I Latemia Richards would present the case. He also acknowledged Code Enforcement Director Jerry Silver, who was present to address any outstanding questions from Council.

Ms. Richards provided background information regarding the application, stating that the request was for a Temporary Land Use Permit TLUP2025-004 to allow the property owner to continue operating a dog sitting service. The presentation is available in the record. She indicated that the hearing date was May 7, and due to a legal ad error, it was also heard on June 4th.

Ms. Richards reviewed the zoning map, Future Land Use Map, aerial imagery, surrounding properties map, interior floor plan, and application evaluation criteria. She noted the property is zoned RA-4 Single-Family Residential with a Future Land Use designation of Low Density Residential. She also identified trailers and a potential storage use on the property that are not permitted. A site visit was conducted by Planning staff and Code Enforcement on June 6th to review the property, and site photos were presented. Ms. Richards explained that, based on the Zoning Ordinance criteria, the proposed use is not permitted and is incompatible with the current zoning designation. She provided additional information regarding the business operations. She indicated that the Planning Commission reviewed the application on June 4th and recommended denial of the temporary land use permit request.

Councilmember Jeffcoat noted that the applicant had received a notice of violation for outdoor storage and operating without a business license. She asked whether the applicant had obtained a business license. Ms. Richards explained that the applicant must first obtain approval of the temporary land use permit before a business license can be issued. Councilmember Jeffcoat asked whether the recommended denial was due to the incompatibility of the use with the surrounding area, and Ms. Richards confirmed that it was.

Mayor Owens opened the public hearing and called for anyone wishing to speak in opposition. Clerk Hiott asked whether the applicant was present, and Ms. Richards stated that the applicant was not.

Those who spoke in opposition were:

Steve Jungk of the Mableton Improvement Coalition Zoning Committee supported staff's recommendation for denial of the application. He reported that the property has had numerous code violations and complaints dating back to when it was part of the County. He noted concerns regarding safety issues and the conditions shown in the interior photos. He expressed concerns that approval of the request could set a negative precedent for the neighborhood.

Brenda Nash noted that if the applicant is going to have a business, it should be located in a business location. She shared other concerns as well.

Mayor Owens asked if there was anyone else in opposition. There was none. Mayor Owens called for those in favor. Mayor Owens called for the applicant who was not present. He asked again for anyone in favor who would like to speak. There was none. Mayor Owens closed the public hearing.

Director Hughes recognized Code Enforcement Director Jerry Silver, who reported there were numerous citations and violations on the property and detailed the violations to include unauthorized trailers and several accessory structures. He also noted that there have been previous citations where the owner failed to show up in court. There is a hearing for this week.

Councilmember Davis asked whether the applicant had submitted any information regarding plans to address the violations. Director Silver stated that he had spoken with the applicant, who signed the citations but failed to appear in court. He noted that no further action or effort had been made by the applicant since that time.

Councilmember McNeely asked for clarity about the number of animals on the property.

Councilmember Jeffcoat commented that, given the history of code violations, safety and health and welfare concerns, and the fact that the use is not permitted, she would make a motion to deny the application.

Motion made to deny TLUP 2025-004 a temporary land use permit for a dog sitting business by Councilmember Jeffcoat and seconded by Councilmember Davis. The motion to deny was approved 7-0.

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

a. Boys & Girls Clubs of Metro Atlanta - David Garcia, Director, Government Relations

Mayor Owens introduced the item and recognized Councilmember TJ Ferguson and David Garcia, Director of Government Relations with the Boys & Girls Clubs of Metro Atlanta.

Councilmember Ferguson shared how the opportunity for this presentation came about and expressed his excitement for the organization and its positive impact on youth. He provided information about the “Youth of the Year” program and recognized the 2024-2025 recipient, Seringe, a Mableton resident. Mr. Garcia introduced those in attendance from the organization and yielded the floor to Seringe to share his testimony on the impact the Boys & Girls Clubs has had on the community and his life. Seringe emphasized the importance of providing the youth, with a safe space to seek guidance and support. Darrell Denson and Terri Fishback, COO of the Boys & Girls Clubs of Metro Atlanta and a Mableton resident, were also introduced. Ms. Fishback provided additional information about the organization through a presentation, which is available as part of the record.

The presentation provided additional information on the following topics:

- Boys & Girls Clubs of Metro Atlanta (BGCMA) mission and vision
- Service areas and attendee demographics
- Program model and club operations
- Information about the A.W. “Tony” Matthews Boys & Girls Club
- Club impact and daily operations, including “A Day in the Life”
- Background on the Youth of the Year award recipient
- Club board members and local partners

Mrs. Fishback thanked the Council for the opportunity to present and welcomed questions.

Councilmember Jeffcoat expressed appreciation for the organization's work and the significant role it plays in supporting youth, and she commended Seringe for his accomplishments. Councilmember Brown, a newly appointed advisory board member, shared her enthusiasm for the organization's continued growth and success.

Councilmember Ferguson encouraged residents to get involved and help spread awareness of the organization's programs. He noted that representatives would be at local elementary schools during open houses to assist with sign-ups. Mayor Owens reflected on his visit to the facility and stated that the City is pleased to have the organization as a community resource. Councilmember Ferguson also highlighted the donation of a soccer field by Atlanta United and a scoreboard by the Cobb County Sheriff. Photos were taken following the presentation.

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.

Those who shared during public comment included:

Barry Horton announced "The Anatomy of Old Glory" program at Trinity United Methodist Church on July 5 at 6:00 p.m., featuring a flag display in celebration of America's 250th anniversary.

Michael Murphy expressed concerns regarding the City's recent public safety town hall and offered suggestions, encouraging residents to complete the survey. He also highlighted the 21st Century Road to Housing Act recently passed by the Senate and asked Council to consider partnering with Cobb County to become an established land bank authority.

Brenda Nash asked Council to pause efforts to establish a police force for the City. She requested additional time to evaluate the true costs and determine the City's actual public safety needs.

Yashica Marshall expressed disappointment with the Mayor and Council's review of the budget and the lack of reductions. She encouraged Council to be more considerate of residents' concerns.

Denny Wilson spoke about the homeless population, specifically in the area around the Mableton Lion's Club. She highlighted efforts made to support the homeless population in Douglas County and encouraged Council to consider similar initiatives in Mableton.

Maureen Myrie announced a partnership between Esteemed Generation and Power Public Schools to offer a summer camp for rising 5th and 6th-grade students from July 13–24 at First Christian Church of Mableton. She provided registration details for interested participants.

10. CONSENT AGENDA

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

a. **Employer Declaration & Application - Employee Assistance Program (EAP) (GMEBS)**

b. **Approval of June 10, 2026 Regular Council Meeting Minutes**

c. **Ratification of Council member approved elevations and site plan - Brookwood Mixed Use located at 3753 Austell Rd, PIN 19085500050**

d. **Consideration and Approval of a Governmental Pole Attachment License Agreement Between the City of Mableton and Georgia Power Company - Emily Ryan, Sustainability, Greenspace, and Beautification Director**

e. **Resolution and Agreement for the Georgia Municipal Association 457(b) Deferred Compensation Retirement Plan Amendment**

11. UNFINISHED BUSINESS

a. **Consideration and Approval of an Ordinance Adopting the FY 2027 Budget (Deferred from June 10, 2026 meeting) - Finance Director Karen Ellis**

Mayor Owens introduced the item and recognized Finance Director Karen Ellis to present. The presentation was included in the agenda packet.

Mayor Owens asked City Manager Tanks to provide information regarding the deferral and address citizen concerns. He explained that the deferral was intended to allow time to address those concerns. He noted that Director Ellis would present information addressing some of the questions, and he would address additional concerns afterward. Mayor Owens expressed interest in providing further insight into the budget consideration process. Director Ellis noted that the revenues are generated from businesses and do not result in an increase for residents.

Director Ellis provided an overview of the proposed budget, including the following:

- Executive budget summary
- Unreserved fund balance of $12,377,058
- Total operating revenues of $18,378,000
- Total departmental expenditures of $23,246,710
- Use of $4,868,710 from the fund balance for one-time costs
- Ending unreserved fund balance of $7,508,348

Director Ellis explained that the one-time fund balance uses include the Master Plan and UDC rewrite, redevelopment and housing initiatives, fleet vehicles, and software and equipment. She noted that $2,350,000 is reserved for future land use and leasehold improvements to support long-term stability, and $360,000 is allocated for public health and safety initiatives and grant match funding. Regarding fund balance compliance, Director Ellis stated that the City currently maintains a 37.3% fund balance, exceeding the 25% policy requirement. After the $4,868,710 allocation for one-time costs, the City would maintain a 12.3% excess above the required level. Director Ellis also reviewed a summary of all City funds, noting the overall budget totals approximately $57 million. She explained that a discrepancy in the final number posted on the City's website was due to a formula error. She explained the variation to the budget reflecting an increase due to the shifting of funds from one budget year to the next by $200,000 for court-related costs that will be used in the new fiscal year since they will not occur by June 30th.

Mayor Owens called for any questions. There were none.

City Manager Tanks explained the budget items that were reconsidered following the previous deferral based on recommendations from Council and residents. He provided an overview of the budget review process, including the required 10% departmental budget reductions and the elimination of 20 of the 25 additional staff positions requested by department heads.

He emphasized that the 22 positions considered consisted primarily of part-time positions, with only 4–5 positions being full-time. He noted that staff would continue exploring technology solutions to address operational gaps. He provided additional details regarding the critical and revenue-generating positions that were approved.

City Manager Tanks explained that, after the position reductions and departmental cuts were completed, the revised budget was presented to Council. He addressed recommendations for additional savings by explaining the process of balancing the budget and maintaining appropriate fund balance levels. He stated that additional cuts were not necessary due to the City's approximately $12 million surplus and noted that excessive fund balances are not considered a best practice for municipalities and may result in financial penalties.

City Manager Tanks also addressed other budget cut and savings concerns raised previously. He emphasized the City's commitment to maintaining sound fiscal policies and establishing a strong financial foundation. At the Mayor's request, he further explained the difference between the City's individual funds and the General Fund operating budget, which totals $23,246,710. He noted that this amount, combined with the City's other funds, comprises the overall proposed budget of approximately $57 million. He further explained the funding for Cobb's police services between both the FY26 budget and FY27 budget and other resources if necessary.

City Manager Tanks requested approval of the FY2027 budget to ensure compliance with the City's Budget Ordinance and applicable State law. He formally submitted the budget to Council for approval.

Mayor Owens called again for questions. There were none.

Motion made by Councilmember Brown and seconded by Councilmember Ferguson to approve Ordinance (ORD 2026-06-01) Adopting FY 2027 Budget. The motion carried 7-0.

b. Second Read - Consideration and Approval of an Ordinance Amending Chapter 2, Administration, of the City of Mableton Code of Ordinances (Deferred from June 10, 2026 meeting) TO BE DEFERRED TO THE SPECIAL CALLED MEETING - City Attorney Emilia Walker-Ashby

Mayor Owens introduced the item and announced that it would be deferred to the Special Called Meeting scheduled for July 13th.

12. NEW BUSINESS

a. Consideration and Approval of Resolution Adopting Cobb County Hazard Mitigation Plan - Chief Building Official Marcus Robinson

Mayor Owens introduced the item and recognized Chief Building Official Marcus Robinson to present. The presentation was included in the agenda packet on record. Mr. Robinson provided an overview of the adoption of the Cobb County 2026 Local Hazard Mitigation Plan, noting that the resolution will ensure compliance with the Disaster Mitigation Act of 2000 and maintain eligibility for federal hazard mitigation funding.

During the presentation, Official Robinson provided an overview of the following:

- The purpose of the Local Hazard Mitigation Plan
- The City's role in the process, including participation in the Cobb County Mitigation Planning Committee (MPC), review of internal frameworks, and consideration of community input
- Mitigation goals, including reducing risk, protecting vulnerable populations, improving public outreach, enhancing communication and coordination, and reducing life-safety risks
- Mitigation strategy and prioritization using FEMA's STAPLEE criteria
- The adoption process and next steps, including submission of the signed resolution to Cobb County Emergency Management Agency for inclusion in the final plan and submission to GEMA/FEMA
- The November 2026 deadline for all jurisdictions to complete adoption
- The current status of the Hazard Mitigation Plan, which is in the adoption phase following approval by the Georgia Emergency Management and Homeland Security Agency, with Mableton identified as a participating jurisdiction
- The City's National Flood Insurance Program (NFIP) enrollment process as part of its long-term flood mitigation strategy

Official Robinson welcomed any questions. Councilmember Brown asked about grant opportunities and shared an example of a neighborhood currently in need. Chief Building Official Robinson explained that federal funding may become available following a natural or man-made disaster. However, those funds would not be used to address pre-existing issues.

Councilmember Ferguson acknowledged the opportunity to join other cities in this agreement. Mayor Owens asked whether the information would be available on the City's website, and Chief Building Official Robinson confirmed it would be added once approved.

Motion made by Councilmember Brown and seconded by Councilmember Jeffcoat to approve the Resolution Adopting Cobb County 2026 Hazard Mitigation Plan. The motion passed 7-0.

Councilmember Ferguson asked about the board members associated with the plan and the flexibility to determine board composition. Chief Building Official Marcus Robinson explained that the City has the option to modify the positions.

b. First Read - Ordinance Updating the Georgia Municipal Employees Benefit System (GMEBS) Defined Benefit Retirement Plan Agreement for City of Mableton and General Addendum - Human Resources Director Jeanne Pope

Mayor Owens introduced the item and recognized HR Director Jeanne Pope, who explained that the request is to correct retirement tenure dates for several employees and requires Council approval to resolve discrepancies. Councilmember Herndon asked for further clarification, and Director Pope explained that the goal is to ensure each employee's retirement tenure date is accurately recorded. Mayor Owens noted that this was a first read and the item will return to Council for consideration.

c. First Read: Ordinance Setting a Millage Rate for the Public Safety Services District

Mayor Owens introduced the item and recognized City Attorney Emilia Walker-Ashby. Mayor Owens explained that the Public Safety Special Service District has already been established, and this ordinance will set the millage rate for the district.

City Attorney Walker-Ashby stated that the ordinance establishes the millage rate at 4.5 mills for the Public Safety Special Service District, which encompasses the entire City. She explained that the district tax will apply to all properties within the City subject to ad valorem taxes. She noted that a public hearing is tentatively scheduled for the Special Called Meeting on July 13th, with notice to be provided. She also indicated that the City has been coordinating with Cobb County, which has requested the millage rate be established by July 29th.

Mayor Owens discussed funding options for the Public Safety Special Service District and stated that the City had exhausted available alternatives before determining that an ad valorem tax was the best option. He emphasized that the funds will be dedicated solely to public safety and provide transparency to residents. Mayor Owens noted that this was the first read and requested immediate notification of any changes to the proposed rate. He stated that the official ordinance is expected to present a rate of 4.5 mills. City Manager Tanks reported that, based on the current digest and a 4.5 mill rate, the City anticipates approximately $20.3 million in revenue. He noted that the amount is slightly below the projected need and may fluctuate but is considered manageable.

Councilmember Herndon asked about the City's current status regarding exemptions. City Attorney Walker-Ashby explained that local exemptions are being considered and that the City will work with the local delegation to facilitate any applicable exemptions. She noted that additional discussions are also occurring regarding state exemptions. Councilmember Herndon asked whether exemptions would apply during this period, and City Attorney

Walker-Ashby stated that state exemptions would likely be applied if available. Councilmember Brown requested clarification regarding the timing of the first bill to residents. City Attorney Walker-Ashby stated that the ordinance would include all relevant dates and also recommended aligning the process as closely as possible with the County's timeline. Councilmember Brown emphasized the importance of providing residents with timely information to allow for proper planning.

Councilmember Ferguson asked why Cobb County exemptions would not automatically apply to the City. City Attorney Walker-Ashby explained. She stated that if the City wishes to implement local exemptions, it would require action through the General Assembly. She referenced the constitutional uniformity requirements governing exemptions and noted that legal limitations and protections must be considered. Councilmember Herndon asked about the impact of exemptions on the proposed 4.5 mill rate. City Attorney Walker-Ashby explained and City Manager Tanks noted that the City is also evaluating additional revenue sources. Mayor Owens emphasized that the City will explore options to provide relief to residents whenever possible.

Mayor Owens noted that this was a first read and that additional information would be provided. He called for any further questions.

Councilmember Ferguson asked about educating residents regarding the Public Safety Special Service District process. City Manager Tanks stated that the Finance Department is available to assist with questions. Finance Director Ellis added that notices will be issued once the millage rate is established and will provide residents with important information before bills are distributed.

13. OTHER BUSINESS/DISCUSSION

None.

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks congratulated the Mayor and Council on the adoption of the FY2027 Budget and another successful fiscal year. He noted that FY2026 ends on June 30th.

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

No Comments.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember Davis reiterated that June is Homeownership Month and highlighted the Keys to Equity series at the EpiCenter, along with the upcoming Pathways to Homeownership workshops on Saturday. He also announced his return to performing as a musician after retirement and shared plans for a fall jazz series. Lastly, he acknowledged the nation's upcoming 250th anniversary.

Councilmember McNeely emphasized the importance of ensuring all voices are heard and considered as the City moves forward. He acknowledged that not everyone will agree on every issue but stressed the importance of gathering as much information and input as possible when making significant City decisions.

Councilmember Jeffcoat announced a summer block party at the Chick-fil-A on Veterans Memorial and shared information about the Cityview School Drive and the Hope Family Resource Center School Drive, both of which are accepting support and donations. She emphasized that change is necessary for the City's growth and progress and acknowledged Council's role in guiding that change while remaining responsible stewards of taxpayer funds and responsive to residents' concerns.

Councilmember Brown shared information about an upcoming PTA event at Clay-Harmony Leland Elementary and encouraged community support. She acknowledged America's 250th anniversary, reflected on her first six months serving on Council, and encouraged continued engagement from residents.

Councilmember Ferguson had no comments.

Councilmember Herndon acknowledged the 25 participants attending online and extended well wishes for safe travels to those in attendance.

Mayor Owens recognized City Manager Tanks for being named City Manager of the Year by Gov Business and highlighted several accomplishments contributing to the recognition before inviting him to share remarks. He also acknowledged State Representative David Wilkerson, who was in attendance. Mayor Owens noted the passage of the 21st Century Road to Housing Act by the Senate and its advancement to the House, emphasizing the importance of housing initiatives locally and nationally. He also announced the launch of the Mayor's Summer Nutrition & Family Empowerment Initiative to help address childhood hunger during the summer months and recognized community partners supporting the effort, including Family Life Restoration Center, Hope Center, and Sweetwater Mission. Lastly, he announced that the City received a $250,000 HUD grant to support the revitalization of existing infrastructure and blighted properties. He thanked everyone for attending.

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))

Not required.

18. ADJOURNMENT

Prior to adjournment, Councilmember Jeffcoat recognized the 20th anniversary of the Family Life Restoration Center, encouraged community support of the celebration, and thanked the organization for its continued service to the community.

Motion was 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 9:05 pm.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk