



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

1. CALL TO ORDER

Mayor Owens called the meeting to order.

2. ROLL CALL

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

3. INVOCATION

The invocation was led by Councilmember Ron Davis.

4. PLEDGE OF ALLEGIANCE

Led by Councilmember TJ Ferguson.

5. AGENDA ITEMS AND DISCUSSION

a. OZAI 2026-01 Trejo Soccer Academy - Jireh Group, LLC requests a revision to zoning conditions relating to time of construction for property located in Land Lot 1070, 17th District: 560 Lions Club Drive (PIN 17010700080)

Mayor Owens welcomed everyone. He announced the item 5a, OZAI 2026-01 Trejo Soccer Academy. He recognized Mableton Senior Planner Sunday Odudu who presented the background.

Senior Planner Odudu explained:

- Cobb County approved a rezoning for Trejo Soccer Academy located 560 Lions Club Drive SW for a recreation facility for a soccer training center. The building is located on 2.327 acres and is in District 4. There were conditions.
- The applicant was providing an update regarding the construction timeline and to request an extension.
- There was a letter of agreeable conditions dated December 16, 2024, to the County by Adam Rozen distributed to Mayor and Council for their review. This is not a new zoning request, this is an extension of an already approved project.

- Mr. Odudu reviewed the zoning map, future land use map, aerial map, elevations, and site plan, all approved by Cobb County. The presentation is available in the agenda packet and records of the City.

The background information was shown, proposed development details and a revised timeline were described. The Letter of Agreeable Conditions was reviewed.

Planning Staff Recommendations for OZAI 2026-01:

Applicant to Provide Update.

1. The applicant will provide an update during the council work session.
2. Project Completion Timeline: A formal Certificate of Occupancy (CO) must be issued by the City of Mableton within twelve (12) months of this approval. Failure to secure a final CO within this timeframe will cause the property zoning to automatically revert to its previous historical classification.
3. Parking Area Restoration: Within 180 days of finishing interior construction, the 63-space asphalt parking lot must be cleared of all debris, sealed, repaired, and striped according to the City of Mableton standards and parking regulations.

Questions and discussion followed.

- Councilmember Brown asked if the property was septic or public. It was septic.
- Councilmember Brown asked why the Veterans Memorial Design Guide was not referenced. Mr. Odudu explained that it would not apply because the application is not an official zoning case.
- He stated that the City Council could add additional stipulations.
- Community Development Director Michael Hughes opined that he thought the guidelines would apply.
- Additional discussion followed about how the Council has the latitude to apply as a condition to comply with Mableton Design Guidelines.
- Councilmember Ferguson asked for an additional explanation of why there were delays.

Attorney Adam Rosen, partner of Rozen, Rozen & Reilly came forward and stated he represented the applicant. He represented the applicant in the original Cobb County rezoning. He stated the owners, applicant, and broker were present as well. He noted the timeline, available in the agenda packet, was helpful. He explained that closing was 100 days in because of difficulties with the seller. He recapped how the property was originally a skating rink, then turned into a warehouse for distribution as like a fulfillment center. This made it difficult for closing. He distributed a letter dated December 16, 2024. His letter proposed that the renovation and construction shall be completed within one hundred twenty (120) days of approval of the application. Then Commissioner Sheffield changed to 180 days, which is shown in the minutes. He explained how this is just a request to amend the timeline and not to make any other changes. Their priority is to move forward.

Councilmember Brown noted there were certain repairs the applicant agreed to make in the stipulation letter within minutes. Mr. Rosen handed out the stipulation letter. That was initial to show a representation of what it would look like. It is an old building. The existing

business does not have a lot of money but can repaint and update the building. They are ready except to have this condition changed.

Councilmember Ferguson asked if it was realistic that this could be done within 12 months. It was 12 months to get a CO. The Planning Staff Recommendation was reviewed again.

Mayor Owens commented that the design guidelines are not new. Cobb County knew about them. MIC obviously knew about them, and were not included specifically. He asked Attorney Rosen why the design guidelines were not included by either MIC nor the commissioner. Mr. Rosen explained why the applicant did not go to the extreme of meeting the guidelines, but were updating and improving the building, which was a huge win for what it has been. Mr. Rosen thought that was why it was handled that way, so that there were some requirements that they do certain things to improve and renovate the building, but not force the full implementation of the full guidelines.

Councilmember Brown reiterated her concern. She was going to be transparent. She wanted to see a higher and better use and aesthetics for the future. The City has to think ahead for other years. As the City started looking at the corridor for future redevelopment, she wanted this property to match the rest of the City as it relates to the exterior of the building. Mayor Owens asked what she would like to see. Councilmember Brown stated she understood the repairs, but when looking at what the guidelines should be, there are no stipulations around that. She commented that she did not want this to be something in ten years that isn't somewhat aligned with the rest of what ends up coming in that area. Mayor Owens replied that is what they are trying to get to.

Senior Planner Sunday Odudu explained that the building was not new. It is an existing building. If it was new, the City would have to stipulate the guidelines. So, the City must look at signage, landscaping, monument signs, and lighting.

Senior Planner Sunday Odudu explained that once approved by Council, the applicant must prepare and submit the building plans and renovation permits, prepared and stamped/sealed by a registered Georgia licensed architect, so staff can review them for zoning and design guideline compliance. The plans must be drawn by a licensed architect.

Mayor Owens asked if he had confidence in the 12-month timeline. He asked if this was something that the team could do. Attorney Rosen stated he thought they were comfortable. They want to move forward.

Senior Planner Sunday Odudu explained that the original conditions were stipulated. If there is a need for an extension, the Community Development Director could extend it. However, the applicant must reach out to staff and ask for an extension administratively. If they don't reach out to the staff or make the 12 months, the applicant will have to come back to Council again.

Councilmember McNeely, remembered there was due diligence by the County. There was an effort put in to make sure there was definite improvement. The attorney stated there were a lot of meetings with Commissioner Sheffield.

Community Development Director Hughes reminded there is an action to approve staff's recommendation. Councilmember Ferguson asked about the location of the current soccer academy. Discussion followed about the growth and importance of the thriving soccer program for the Mableton area. Mr. Hughes commented about the Lions Club Drive location being a recreational activity area already and the soccer program brings more activity, more eyes and ears to that area. Broker Joanna Lindsey of Atlanta Commercial Brokers commented about the strong community support for the applicant and the positive impact of the project on the community.

Motion made by Councilmember Brown to approve OZAI 2026-06-01 Trejo Soccer Academy requesting a revision to zoning conditions related to time of construction for property located 650 Lions Club Drive (Clerk's Note: Per staff recommendation for OZAI 2026-01, a formal Certificate of Occupancy (CO) must be issued by the City of Mableton within twelve (12) Months of the approval.) Councilmember Jeffcoat seconded the motion. The motion approved 7-0.

Council took a short break.

6. PRE REGULAR MEETING AGENDA REVIEW

Following a short break, Mayor Owens led in the preview of the June 23, 2026, agenda.

6a. - TLUP 2025-004 - this is a request for a temporary land use permit for dog sitting business. This was previously presented to Council.

7a - Presentation by the Boys & Girls Clubs of Metro Atlanta - no discussion.

Consent Agenda - Mayor Owens named the items. There was no discussion.

11a - An Ordinance Adopting the FY 2027 Budget— The item was deferred from the June 10, 2026, meeting. Council and City Manager discussed the questions and issues noted from the previous discussions. Finance Director Karen Ellis was on vacation, so Mr. Tanks answered questions that were raised.

- Mr. Tanks reported that the explanations to questions raised by constituents would be placed in the upcoming presentation. Some people are confused by government language. He explained that the City must use the Georgia Accounting Standards (The Governmental Accounting Standards Board (GASB)). The City follows the generally accepted accounting principles and fund names and practices. He addressed examples of FTEs, which mean full-time employees, and said that there are 22 positions of seasonal employees that are called on as needed for special events. The wording "Fund Balance" is "savings." On the City's official budget documents, the City must use the word "Fund Balance."
- Mr. Tanks addressed why cutting the fleet would make the City less effective. The City currently doesn't have a lot of vehicles, and the ones that we have are important for making Code Enforcement effective.
- Councilmember Herndon asked the staff to not rush the presentations and to explain the thought process behind the budget decisions.
- Mr. Tanks explained how he had already cut additional employee requests and 10% across all departments prior to submittal of the proposed budget to the Mayor and Council.
- Mr. Tanks explained how the position of the compliance officer would generate revenue and exceed the expense of the hiring of the position. He added the City

could have used GMA's services to look for the non-compliant businesses, but the GMA firm would have gotten 40% of the findings.

- Mr. Tanks addressed how there are many funds for a \$57 million budget. The City is required by state accounting requirements. He named funds such as the General Fund, Hotel-Motel, and Urban Redevelopment Fund, (Other funds Operating Grant Fund, Six Flags SSD Fund, and Public Safety SSD Fund, Rental Motor Vehicle Excise Tax Fund, Capital Projects Fund, Capital Grant Fund).
- Councilmember Brown recommended presenting the budget in a plainer language.
- Councilmember Herndon commented about how the City owes the residents explanations.
- Councilmember Ferguson asked if the Court had everything that needed to happen to get the Court functioning and open. Mr. Tanks replied yes and provided an additional explanation of how the Court is set up to handle more cases with the current staff. He explained the Court is supported by the General Fund. Court is for justice. Cities should never look at citations and fines for revenue to support courts. Questions and discussion followed about Mableton Court.

Item 11 b - Second Read - Chapter 2 - Administration of the City of Mableton Code of Ordinances — City Attorney Emilia Walker-Ashby explained how the ordinance aligned with the SSD Ordinance. The item is to be deferred to the upcoming Special Called Meeting for the SSD Public Hearing.

Item 12 c - First read of the Special Service District Ordinance — Council discussed their calendars for the public hearing for the Special Service District Public Hearing. Dates considered were 13, 14, or 15th for a special called meeting. Council agreed to the 13th and 14th as back-up. City Clerk Hiott will check with the Epi Center for availability. The City has received the tax digest.

Item 12 a - Resolution Adopting Cobb County Hazard Mitigation Plan — This resolution is for the City to participate in the Cobb County Mitigation Plan. Being adopted, ensures eligibility for federal hazard mitigation funding.

Item 12 b - Ordinance updating the Georgia Municipal Employees Benefit System (GMEBS) Defined Benefit Retirement Plan Agreement — This item is to make a correction to a typo in the previously adopted agreement.

Item 12d - Consideration and Approval of a Governmental Pole Attachment License Agreement - Director Emily Ryan approached the podium for questions. Mayor Owens summarized this was an agreement for attachment of cameras and banners. The idea is to use infrastructure that is already there instead of trying to place poles everywhere. He commented further about taking advantage of the infrastructure that is already in place. He asked if the attachments were limited to just those items. Ms. Ryan answered that the language was general, indicating wireless facility, but she knew that air quality monitor sensors are of interest. The City did purchase two basic air quality sensors to be installed. She continued to address other wireless devices, and stated she would ask Georgia Power what kind of wireless device is allowed. She explained this was a master agreement, and in the document there are permit applications for banners and wireless facilities that for every use the City must submit an application to Georgia Power. Once

approved, the City can work through it in more detail.

Discussion followed about how the City absorbs liability that may result from anything that is caused by negligence or actions that may result from contractors, or just so there is a level of increased liability the City will have to use their system.

Discussion followed about the need for cameras on the poles to catch illegal dumping.

Mayor and Council agreed that this item can be moved to the Consent Agenda.

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))

None.

9. ADJOURNMENT

Motion made by Councilmember Jeffcoat to adjourn. Councilmember McNeely seconded the motion. The motion passed 7-0.

The meeting adjourned at 8:32 pm.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk