



CITY OF MABLETON, GEORGIA
Riverside EpiCenter
135 Riverside Pkwy, Mableton, GA 30168
August 12, 2026 at 6:30 PM

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

CITY COUNCIL REGULAR MEETING AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. APPROVAL OF AGENDA

6. PUBLIC HEARINGS

- a. **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**

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

- a. **Cobb County Opioid Presentation - EMS Division Chief Nick Adams**
- b. **Proclamation: Honoring the Family Life Resource Center for 20 Years of Dedicated Service to Mableton - Mayor Michael Owens**
- c. **FY26 Quarter Four Financial Presentation - Finance Director Karen Ellis**

8. APPOINTMENTS

- a. **Keep Mableton Beautiful (KMB) Appointments - Emily Ryan, Sustainability, Greenspace, and Beautification Director and Administration of the Oath of Office for KMB appointees - Mayor Michael Owens**
- b. **Mayor to Administer the Updated Oath of Office to Appointed Boards and Commissions - Mayor Michael Owens**

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

10. CONSENT AGENDA

- a. **Approval of June 8, 2026 Work Session Minutes**
 - b. **Approval of June 22, 2026 Work Session Minutes**
 - c. **Approval of June 23, 2026 Regular Meeting Minutes**
 - d. **Approval of July 13, 2026 Special Called Meeting Minutes and Public Hearing Minutes**
 - e. **TLUP2026-001 - Request for Withdrawal - Arturo Herndandez requests a temporary land use permit to park a total of six (6) cars on a residential property in Land Lot 506, 18th district; 71 Hillcrest Drive (PIN 18050600160). Recommendation for dismissal with prejudice due to lack of applicant public notice requirements.**
 - f. **Approval to ratify the stormwater maintenance agreement relating to Rich's Car Wash located in Land Lots 68, 164, and 165, 18th District - 6000 Blackhawk Trail (PIN 18016400010) Stormwater Maintenance Agreement**
 - g. **Approval to execute in substantial form the stormwater maintenance agreement relating to TKHC Ministries located in Land Lots 107, 17th District - 550 Lions Club Dr (17010700100) - Stormwater Maintenance Agreement**
- 11. UNFINISHED BUSINESS**
 - 12. NEW BUSINESS**
 - 13. OTHER BUSINESS/DISCUSSION**
 - 14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS**
 - 15. CITY ATTORNEY/CITY CLERK/STAFF ANNOUNCEMENTS/COMMENTS**
 - 16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS**
 - 17. EXECUTIVE SESSION (IF NEEDED) FOR LITIGATION (O.C.G.A. 50-14-3(B)(1)(A)REAL ESTATE(O.C.G.A. 50-14-3 (B)(1)) PERSONNEL (O.C.G.A. 50-14-3 (B)(2)) AND MISC. EXEMPTIONS (O.C.G.A. 50-14-3 (B)(4)&(5))**
 - 18. ADJOURNMENT**

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



AGENDA ITEM MEMORANDUM

MEETING OF: August 12, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: 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

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. TLUP2025-002 Summary Report
2. TLUP2025-002 Application
3. TLUP2025-002 Interior Drawing of Business
4. TLUP2025-004 FINAL Staff Report v.2
5. Presentation



CITY OF MABLETON PLANNING COMMISSION

SUMMARY REPORT

The applicant is requesting a Temporary Land Use Permit (TLUP2025-002) for a property located in Mableton, Georgia.

Application Overview

- Application Number: TLUP25-002
- Applicant: Kevin Ortega Negrón
- Property Owner: Pawssion Pet Care LLC
 - *(Note: 2022 Warranty Deed on file confirms transfer to LLC; City records should be updated from previous owner Dorothy Owens.)*
- Property Address: 245 Hunnicutt Rd SE, Mableton, GA 30126
- Parcel ID: 18039100080
- Acreage: 1.2 Acres
- Land Lot / District: Land Lot 391, 18th District
- Current Zoning: R-20 (Single-Family Residential District)

Request Summary

The applicant is requesting a Temporary Land Use Permit (LUP) to operate a home-based pet sitting business (Pawssion Pet Care LLC). The business provides premium, appointment-only pet care including supervised play and holistic enrichment.

- Duration Requested: 24 Months
- Site Improvements: None. No physical additions or land disturbances are proposed.
- Code Enforcement: This application is submitted in response to an active Code Enforcement action initiated on May 19.

Operational Details

- Staffing: 1 employee (the applicant).
- Operating Days: Monday through Sunday.
- Operating Hours: * *Current*: 8:00 AM – 8:00 PM
 - *Proposed Goal*: 5:00 AM – 6:00 PM
- Client Traffic: Low volume; 0–1 clients per day (averaging 5–7 clients per week).
- Parking: Utilizes the existing driveway and a large gravel parking area located by the mailbox outside the fenced yard.
- Vehicles: One personal business-related vehicle (2010 Honda Element).

Public Hearing Schedule

- Planning Commission: May 7
 - Mayor & Council: May 27
-



ZONING MAP





FUTURE LAND USE MAP





AERIAL MAP



ATTACHMENT A

Application for Temporary Land Use Permit Mableton, Georgia

Received 7/25
Fee Amt \$215.00

Application No. UP-25-002

PC Hearing Date: 10/9

M&C Hearing Date: 10/22

Applicant Kevin Ortega Negron Phone # 470-585-0543 E-mail Kevin@pawssiondoghouse.com

(representative's name, printed) Address 245 Hunnicutt Rd SE
Mableton GA 30126

(representative's signature) Phone # 470-585-0543 E-mail Kevin@pawssiondoghouse.com

Signed, sealed and delivered in presence of:

Nyree Simpson
(Notary Public)



My commission expires: January 27, 2026

Titleholder Pawssion Pet Care LLC Phone # 470-585-0543 E-mail Kevin@pawssiondoghouse.com

Signature Kevin Ortega Negron Address 245 Hunnicutt Rd SE Mableton, GA 30126
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning _____

Type of Permit

Temporary Land Use ☒; Poultry on less than two acres _____; Other _____

Renewal - Yes _____ No ☒ first application
providing premium pet sitting services for dogs in a safe, structured,

For the Purpose of home-based environment. Services include supervised play, rest areas,
and enrichment activities with a focus on holistic care and wellness. All services by

Location 245 Hunnicutt Rd SE Mableton GA 30126 appointment only.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District _____

Size of Tract 1.2 Acre(s)

Will any site improvements (i.e., grading, tree removal, paved parking, detention facilities, additions to house or other permitted structure, etc.) be undertaken on the subject property? _____ Yes _____ No ☒

ATTACHMENT B1

**Application for
Temporary Land Use Permit
Mableton, Georgia**

Application # _____

PC Hearing Date _____

M&C Hearing Date _____

For Business Use or for a Use Not Permitted

1. Type of business or request? home-based pet sitting
2. Number of employees? 1 (Kevin)
3. Days of operation? mon. through sun.
4. Hours of operation? 8a - 8p (Goal: 8a - 6p)
5. Number of clients, customers or salespersons coming to the property per day? 0-1 Per week? 5-7 many days out of every month we don't expect anyone
some months are lighter/busier than others
6. Where do clients, customers and/or employees park? Driveway: _____ Street: _____ Other
(explain): We have a large gravel parking lot outside our yard by the mailbox
7. Signs? No: ☒ Yes: _____ If Yes, then how many, size and location:

8. Number of vehicles related to this request? (Also state type of vehicle, i.e. dump truck, box truck, passenger cars) Personal Vehicle (2010 Honda Element)
9. Deliveries? No: ☒ Yes: _____ (If Yes, then how many per day or week, and is the deliver via semi-truck, USPS, Fedex, UPS, etc) _____
10. Does the applicant live at the property? Yes: ☒ No: _____
11. Any outdoor storage? No: ☒ Yes: _____ (If Yes, state what is kept outside):

12. Length of time requested (24 months maximum): 24 mos.
13. Is the application a result of a Code Enforcement action? No: _____ Yes: ☒ (If Yes, attach a copy of the Notice of Violation and/or tickets to this form.) @ Kevin's screenshots, 05/19/25
14. Any additional information? (Attach additional sheets if needed.)

Applicant Signature Kevin Ortega Negrón Date: 07/10/25

Applicant Name (printed) Kevin Ortega Negrón

ATTACHMENT B2

**Application for
Temporary Land Use Permit
Mableton, Georgia**

Application # _____

PC Hearing Date _____

M&C Hearing Date _____

For Number of Adults and/or Vehicles

1. Number of unrelated adults in the house? _____
2. Number of related adults in the house? _____
3. Number of vehicles at the house? _____
4. Where do the residents park? Driveway: _____ Street: _____ Garage: _____
5. Does the property owner live in the house? Yes: _____ No: _____
6. Any outdoor storage? No: _____ Yes: _____ (If Yes, state what is kept outside: _____
_____)
7. Length of time requested (24 months maximum): _____
8. Is the application a result of a Code Enforcement action? No: _____ Yes: _____ (If Yes, attach a copy of the Notice of Violation and/or tickets to this form.)
9. Any additional information? (Attach additional sheets if needed.)

Applicant Signature _____ Date: _____

Applicant Name (printed) _____

PLANNING STAFF USE ONLY BELOW THIS LINE

Address of property: _____

Size of house per Cobb County Tax Assessor records: _____

Number of related adults proposed: _____

Number permitted by code: _____

Number of unrelated adults proposed: _____

Number permitted by code: _____

Number of vehicles proposed: _____

Number permitted by code: _____

Number of vehicles proposed to be parked outside: _____ Number permitted by code: _____

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant* - please see definition below)

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? NO

If so, describe the nature and extent of such interest: n/a

Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) in a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? NO

If so, describe the nature and extent of such interest: n/a

Does any member of the Mayor and Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? no

If so, describe the relationship and the nature and extent of such interest: n/a

I certify that the foregoing information is true and correct, this 10 day of July, 2025.

Kevin Ortiz Negron
Applicant's Signature

¹If the answer to any question is "Yes," then the Mayor or the member of the Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Mableton, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of a person who applies for a rezoning action

ATTACHMENT C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant* - please see definition below)

Has the applicant² made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application? no

If so, the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of Mableton within ten (10) days after this application is first filed.

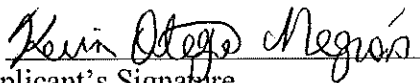
Please apply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made: n/a

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution: n/a

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application: n/a

I certify that the foregoing information is true and correct, this 10 day of July, 2025
Kevin Ortega Mezon


Applicant's Signature

¹If the answer to any question is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Mableton, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

OF
OF

LIMITED WARRANTY DEED

THIS INDENTURE, made on October 13th, 2022, between

BENNETT HUTCHINSON IV

her referred to as "Grantor") and

PAWSSION PET CARE LLC

her referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal
atives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER
AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of
resents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and
d, and by these presents does grant, bargain, sell and convey unto Grantee,

SEE ATTACHED EXHIBIT A

OTHER WITH all and singular the rights, members and appurtenances thereto, to the same being,
or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and
Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever
e right and title to the Premises unto Grantee against the claims of all person claiming by, through or
untor, but not otherwise.

DEED TO SECURE DEBT
[Second Lien Position Loan]

STATE OF
COUNTY OF

THIS SECURITY DEED is given effective the 13th day of OCTOBER, 2022 by and between
AWSSION PET CARE, LLC, a Georgia Limited Liability Company, as party(ies) of the first
part (hereinafter referred to as "Grantor"), and

JENNETT HUTCHINSON, IV, as party of the second party (hereinafter referred to as
Grantee"), whose address is 100 Fred Vinson Rd., Otto, NC 28763.

WITNESSETH:

FOR CONSIDERATION hereinafter set forth and other good and valuable consideration
delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt
and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell
and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all
that tract or parcel of land known by its common street address as 245 HUNNICUTT ROAD
S.E., MABLETON, GA 30126, and being more specifically and completely described in the
Exhibit "A" attached hereto and incorporated herein by reference (hereinafter referred to as the
"Property").

THIS CONVEYANCE is made under the provisions of the existing Code of the State of
Georgia to secure a debt (and interest thereon and other indebtedness as described herein)
evidenced by a promissory note, dated October 13, 2022 and made by Grantor to order of Grantee,
for the initial principal sum of **THREE HUNDRED FORTY-FIVE THOUSAND DOLLARS**
(\$345,000.00) with the maturity date of October 13, 2025 or the occurrence of the sale or transfer
of the Property, whichever comes first. However, at the option of Grantee, Grantee may extend
the maturity date for a period of three (3) months, not to exceed two (2) such extensions. In the
event such extension is granted by Grantee, Grantor will owe an additional 1.000% of the principal
sum of this Security Deed for each month, or part thereof, so extended and the additional amounts
will be considered secured by this Security Deed.

TO HAVE AND TO HOLD said Property, together with any and all of the rights, members
and appurtenances thereof to the same being, belonging or in any way appertaining to the only
proper use, benefit and behalf of Grantee and the heirs, legal representatives, successor and assigns
of Grantee, forever, in Fee Simple.

Should the indebtedness secured hereby be paid according to the tenor and effect the
promissory note and hereof when the same shall become due and payable, and should Grantor
perform all covenants herein contained, then this Security Deed shall be canceled of record and
the Property surrendered, it being intended by the parties hereto that this Security Deed shall
operate as a deed, and not as a mortgage.

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 391 OF THE 18TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNIG AT A POINT ON THE NORTHERLY SIDE OF HUNNICUTT ROAD TWO HUNDRED TWO AND FIVE TENTHS (202.5) FEET EASTERLY, AS MEASURED ALONG THE NORTHERLY SIDE OF HUNNICUTT ROAD; FROM THE NORTHEAST CORNER OF THE INTERSECTION OF HUNNICUTT ROAD AND GORDON ROAD; SAID POINT OF BEGINNING, BEING AT THE EAST SIDE OF A PROPOSED STREET; THENCE EASTERLY ALONG THE NORTHERLY SIDE OF HUNNICUTT ROAD TWO HUNDRED EIGHTY (280) FEET; THENCE NORTH ONE HUNRED NINETY-FOUR (194) FEET; THENCE WEST TWO HUNDRED EIGHTY (280) FEET TO THE EAST SIDE OF THE ABOVE MENTIONED PROPOSED STREET; THENCE RUNNING SOUTH ALONG THE EAST SIDE OF SAID PROPOSED STREET, TWO HUNDRED AND EIGHT TENTHS (200.8) FEET TO THE NORTHERLY SIDE OF HUNNICUTT ROAD AND THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Parcel ID # 18039100080

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Pawssion Pet Care LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **06/24/2022** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **06/30/2022**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed

Secretary of State

Filing Date: 6/24/2022 11:09:06 PM

BUSINESS INFORMATION

CONTROL NUMBER	22142398
BUSINESS NAME	Pawssion Pet Care LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	06/24/2022

PRINCIPAL OFFICE ADDRESS

ADDRESS	2000 Stratsford Pl SE, Marietta, GA, 30067, USA
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REGISTERED AGENT

NAME	ADDRESS	COUNTY
Kevin Ortega Negrón	2000 Stratsford Pl. SE, Marietta, GA, 30067, USA	Cobb

ORGANIZER(S)

NAME	TITLE	ADDRESS
Kevin Ortega Negrón	ORGANIZER	2000 Stratsford Pl. SE, Marietta, GA, 30067, USA

OPTIONAL PROVISIONS

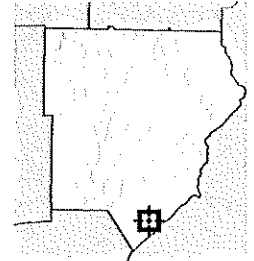
N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Kevin Ortega Negrón
AUTHORIZER TITLE	Member



Overview



Legend

- ☐ Cobb Tile Index
- Cities**
 - ☐ Acworth
 - ☐ Austell
 - ☐ Kennesaw
 - ☐ Marietta
 - ☐ Powder Springs
 - ☐ Smyrna
 - ☐ Unincorporated
- ☐ Administrative Facilities
- ☐ Libraries
- ☐ Police Stations
- ☐ Fire Stations
- ☐ County Parks
- ☐ Federal Parks
- ☐ House Number Labels
- ☐ Parcels
- Roads**
 - ARTERIAL
 - INTERSTATE
 - LOCAL
 - MAJOR
 - MINOR
 - PRIVATE
 - RAMP

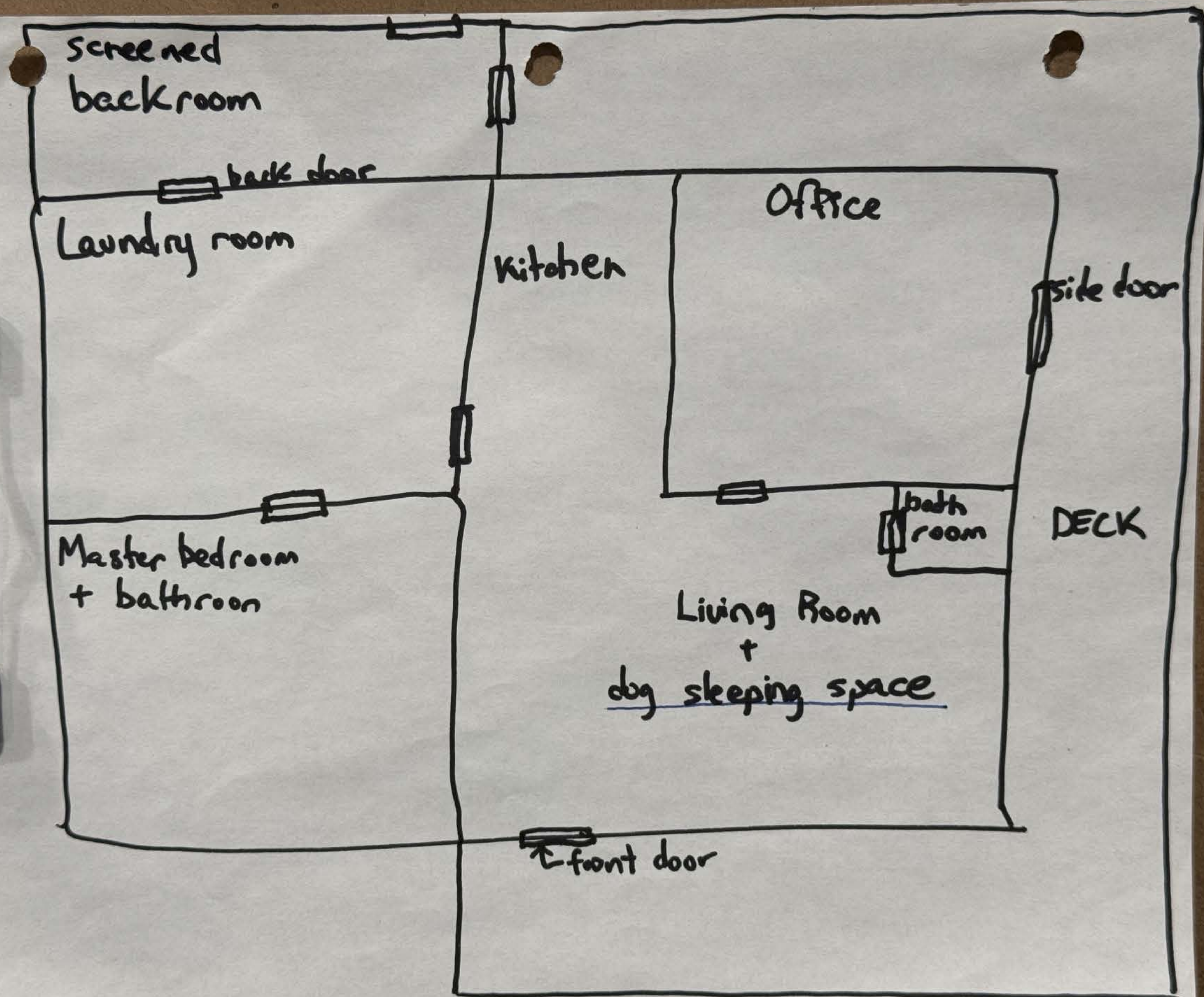
Parcel ID 18039100080
 Class Code R4 - Residential Small Tracts
 Taxing District (9) UNINCORPORATED
 Acres 1.2

Physical Address 245 HUNNICUTT RD
 Owner OWENS DOROTHY
 245 HUNNICUTT RD
 MABLETON GA 30126

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

Date created: 8/26/2020
 Last Data Uploaded: 8/26/2020 6:08:51 AM

Developed by **Schneider**
 GEOSPATIAL





PLANNING COMMISSION STAFF REPORT – Temporary Land Use Permit
Public Hearing Date: June 4, 2026

Case Number: TLUP-2025-004

Current Zoning: RA-4 (Single Family Residential) District

Proposed Request: Applicant is requesting a temporary land use permit to operate a dog pet sitting service.

Staff Report Compiled By: Latemia Richards, Planner I

Staff Recommendation: Denial

APPLICANT & PROPERTY INFORMATION

Name: Kevin Ortega Negrón

Property Address: 245 Hunnicutt Road

City/State: Mableton, GA 30126

Acreage: 1.2

District: 3; Councilwoman Keisha Jeffcoat

Parcel Identification: 18039100080

Future Land Use: Low Density Residential



PURPOSE OF REQUEST

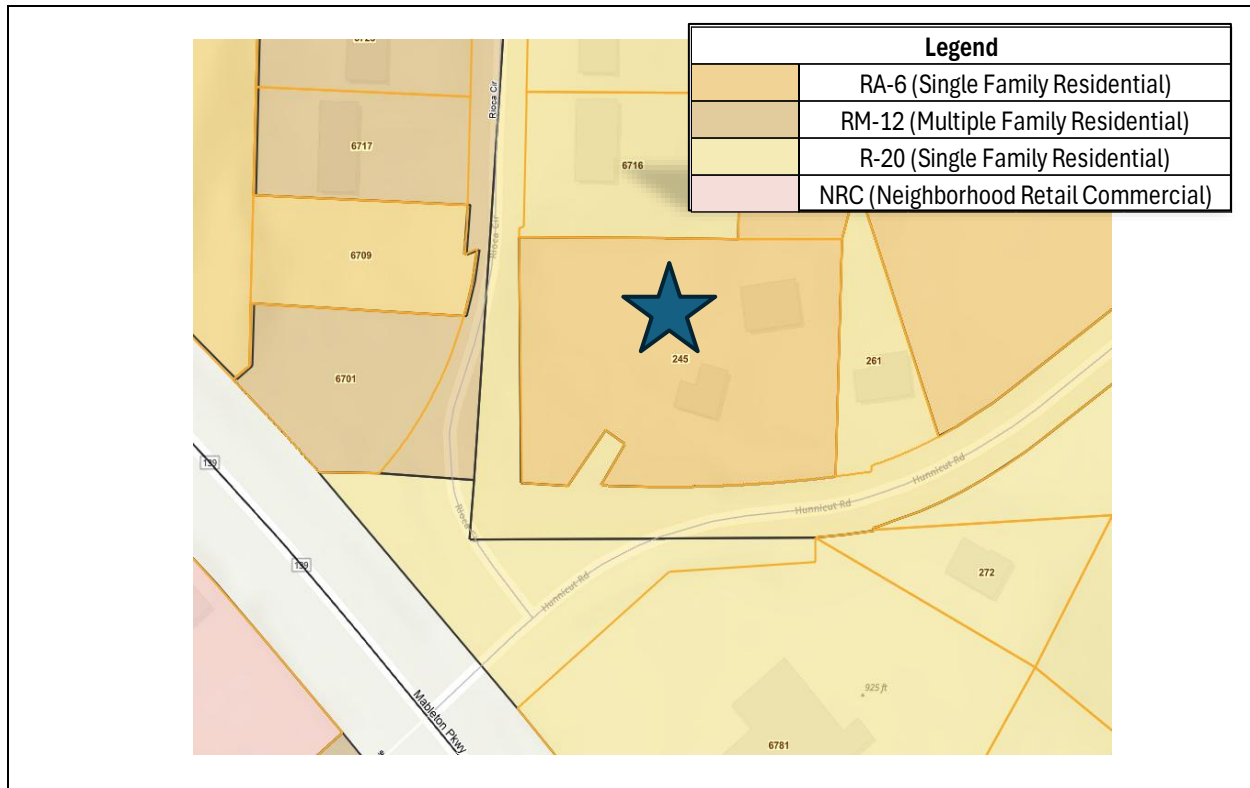
The applicant, Kevin Ortega Negrón, is requesting a temporary land use permit to operate a home-based pet sitting service known as Pawssion Pet Care LLC at 245 Hunnicutt Rd SE. The subject property is a 1.2-acre parcel located within a Single-Family Residential District. The proposed business offers premium, supervised pet sitting focused on holistic care, enrichment activities, and wellness, with operating hours for appointments scheduled from 8:00 a.m. to 6:00 p.m., Monday through Sunday. In addition to daytime activities, the business services include overnight stays, providing a safe and structured environment for dogs to rest. The applicant has stated that dogs are permitted to roam the property without restrictions throughout the day. All client visits for pickups and drop-offs are strictly by appointment only.

The property features one (1) residential structure and three (3) accessory structures: the primary residence, detached carport, breezeway, and garage. The primary residence is connected to a garage through a covered breezeway. The garage and detached carport are being used for both personal and business-related storage. According to the Tax Assessor's records, the detached carport was permitted in 1945, the garage was permitted in 2021, and the property was purchased in 2022 under the name Pawssion Pet Care LLC. The property has a prior zoning history involving case petition 2021Z-69 for a single-family subdivision.

This application was initiated following a neighborhood complaint to Code Enforcement on Friday, May 16, 2025, which cited potential unlicensed business operations and the outdoor storage of multiple trucks and trailers. Following the issuance of a notice of violation, the applicant engaged with the Community Development Department to seek approval for his proposed business. Dog boarding in Georgia requires a Pet Dealer or Kennel license through the Georgia Department of Agriculture; however, the applicant did not provide a copy of a state-issued license for staff review. A business license from Cobb County or the City of Mableton was not issued for the proposed business. Currently, the applicant has not addressed the complaints regarding outdoor storage or obtained a business license.



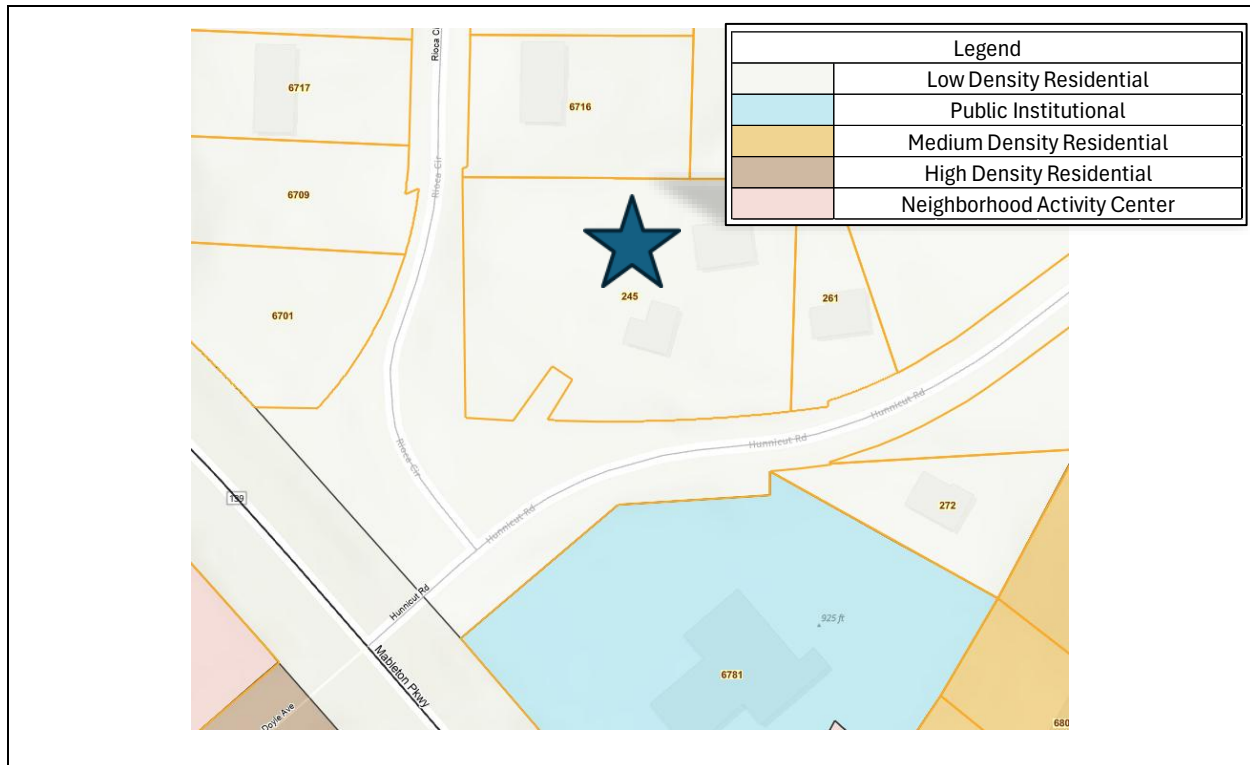
ZONING MAP



Star = Location of Subject Property



FUTURE LAND USE MAP

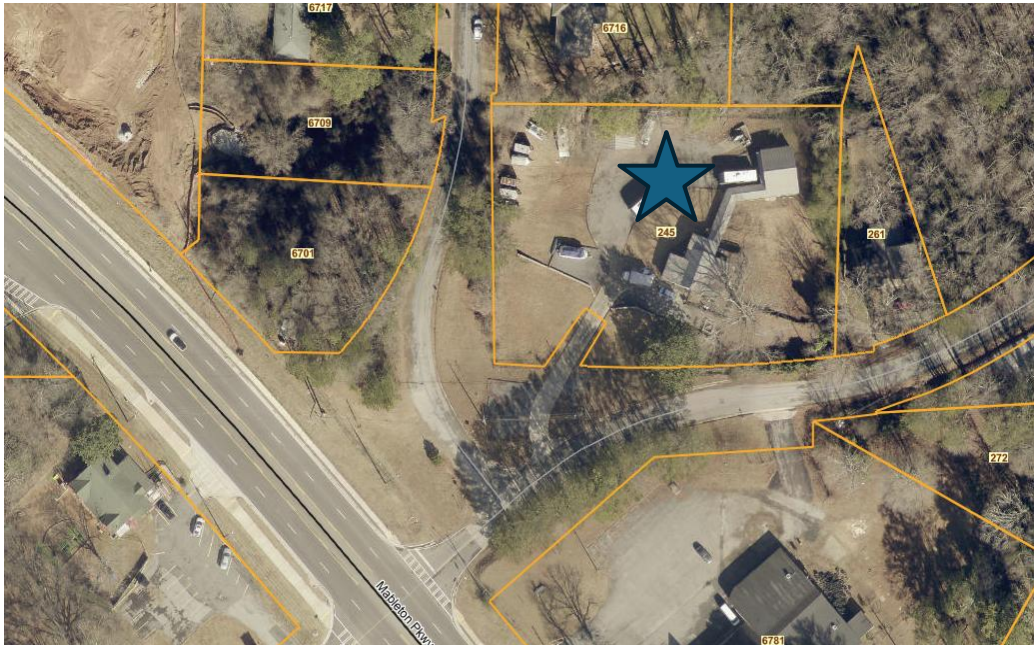


Star = Location of Subject Property



City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite 144
Mableton, GA 30126
(404) 854-4904
www.mableton.gov

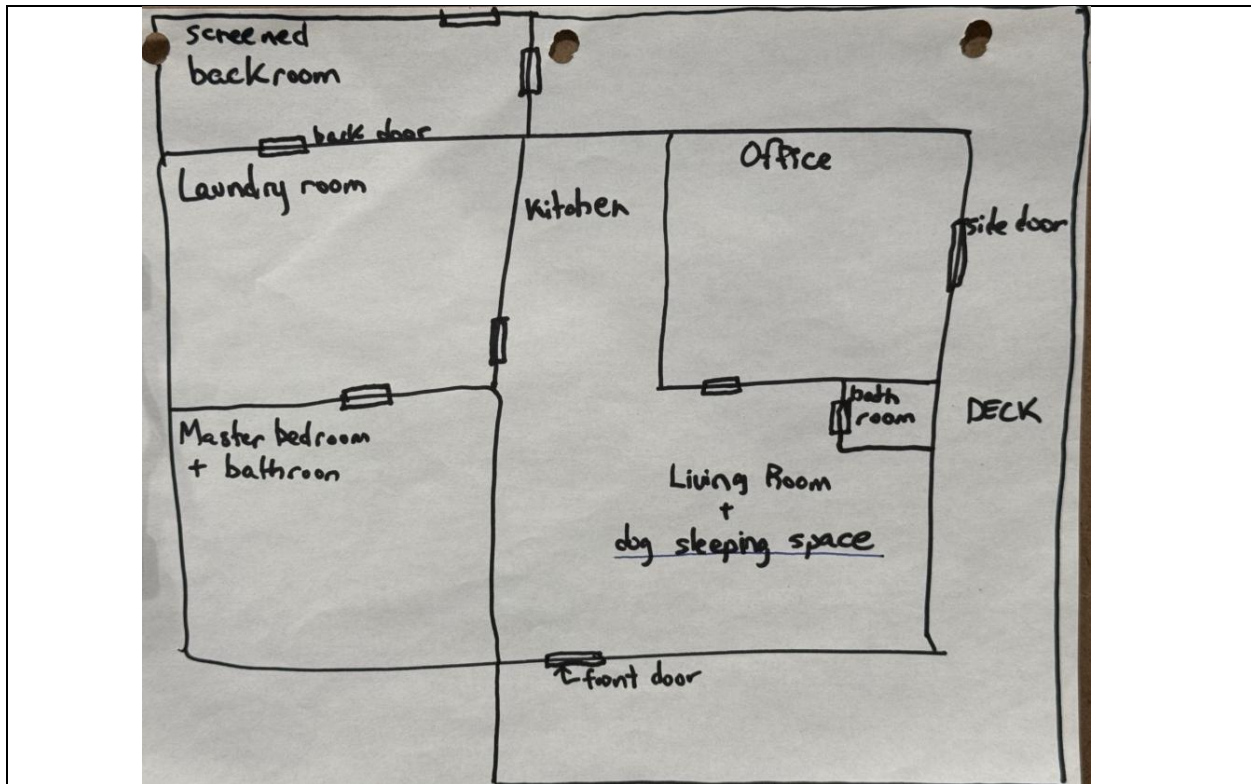
AERIAL MAP



Star = Location of Subject Property



INTERIOR PLAN





City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite 144
Mableton, GA 30126
(404) 854-4904
www.mableton.gov

SITE PHOTOS





STAFF ANALYSIS

The Mayor and Council may grant temporary land use permits for uses that are uniquely located and are considered compatible with adjoining zoning districts and nearby uses for designated period of time for uses, exceptions or professions in areas, along roadways and within districts where the zoning regulation would otherwise prohibit such operations. The Mayor and City Council may grant temporary land use permits for limited periods of time for occupations or businesses compatible with the neighborhood from which such business or occupation is operated and where no nuisance as defined in state law or other significant adverse effect would result in the area or district zoned.

There are twelve criteria that must be considered for a Temporary Land Use Permit (TLUP). The Mayor and City Council shall consider, at minimum, the following in its determination of whether to grant a temporary land use permit:

1. Safety, health, welfare, and moral concerns involving the surrounding neighborhood.

The request involves dog pet sitting services on a residential property. The subject site is zoned RA-6 (Single Family Residential) District and is adjacent to single family residences to the north, south, and east. To the west, a vacant and undeveloped parcel is zoned RM-12 (Multiple Family Residential) District.

ADJACENT ZONING AND CURRENT LAND USE			
Direction	Address	Current Zoning	Existing Land Use
North	6716 Rioca Circle	R-15 (Single Family Residential)	Single Family Residential Home
South	6781 Mableton Pkwy	R-20 (Single Family Residential)	Single Family Residential Home
East	261 Hunnicut Rd	R-15 (Single Family Residential)	Single Family Residential Home
West	6701 Roica Circle	RM-12 (Multiple Family Residential)	Vacant; undeveloped

2. Parking and traffic considerations.

The applicant states that all services are by appointment only and on average, there are 5 to 7 clients per week coming to the property for pickups and drop-offs.



3. Number of nonrelated employees.

The applicant stated that he will be the only employee for his pet sitting service.

4. Number of commercial and business vehicles.

There are no heavy commercial trucks associated with the request. The applicant uses a personal vehicle, a 2010 Honda Element, for business-related purposes.

5. The general presumption of the Mayor and City Council that residential neighborhoods should not allow noncompatible business uses.

The Temporary Land Use Permit (TLUP) process for this property was initiated following a neighborhood complaint to Code Enforcement on Friday, May 16, 2025. The complaint cited a business possibly operating without a business license and outdoor storage of multiple trucks and trailers. Applicant was issued a notice of violation for outdoor storage and operating without a business license. The applicant later visited the Community Development Department to determine if a dog petting service on a residential property is allowed.

6. Compatibility of the business use to the neighborhood.

The proposal is not a compatible business use to the neighborhood as the proposed business use would allow boarding kennels within a single-family residence. This use is not permitted in single family zoning districts.

7. Hours of operation.

The applicant has indicated that the pet sitting service on the property will occur between the hours of 8:00 a.m. to 6:00 p.m., Monday through Sunday.

8. Existing business uses in the vicinity.

There is an existing church and administrative home office for basement remodeling in the immediate vicinity of the subject property. The surrounding neighborhood consists of single-family residential homes.



9. Effect on property values of surrounding property.

The request may not negatively impact property values as the service is conducted within a structured, home-based environment. The applicant is not proposing any new site improvements, grading, or additions to the house that would alter the residential appearance of the property.

10. Circumstances surrounding neighborhood complaints.

The proposed request will have at least six (6) to ten (10) dogs on the subject property at a time, and some dogs may stay for extended periods, which may create a noise nuisance to adjacent property owners.

11. Intensity of the proposed business use.

The intensity of the proposed business use may be low intensity; however, based on the volume of dogs and the duration of their stays, the intensity of the proposed business use will increase.

12. Location of use within the neighborhood.

The proposed request is within a single-family residence and surrounded by single and multiple family residential uses.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommended **DENIAL** of the temporary land use permit for TLUP-2025-004.

STAFF RECOMMENDATION

The planning and zoning staff recommend **DENIAL** of the temporary land use permit for TLUP-2025-004.



City of Mableton Planning Commission Regular Meeting

JUNE 4, 2026

5656 MABLETON PARKWAY, MABLETON,
GA 30126

TLUP2025-004 / 245 HUNNICUTT ROAD

CASE NUMBER: TLUP2025-004

APPLICANT: Kevin Ortega Negrón

REQUEST: Applicant is requesting a temporary land use permit to operate a dog pet sitting service.

PROPERTY LOCATION: 245 Hunnicutt Road, Mableton, Georgia 30126

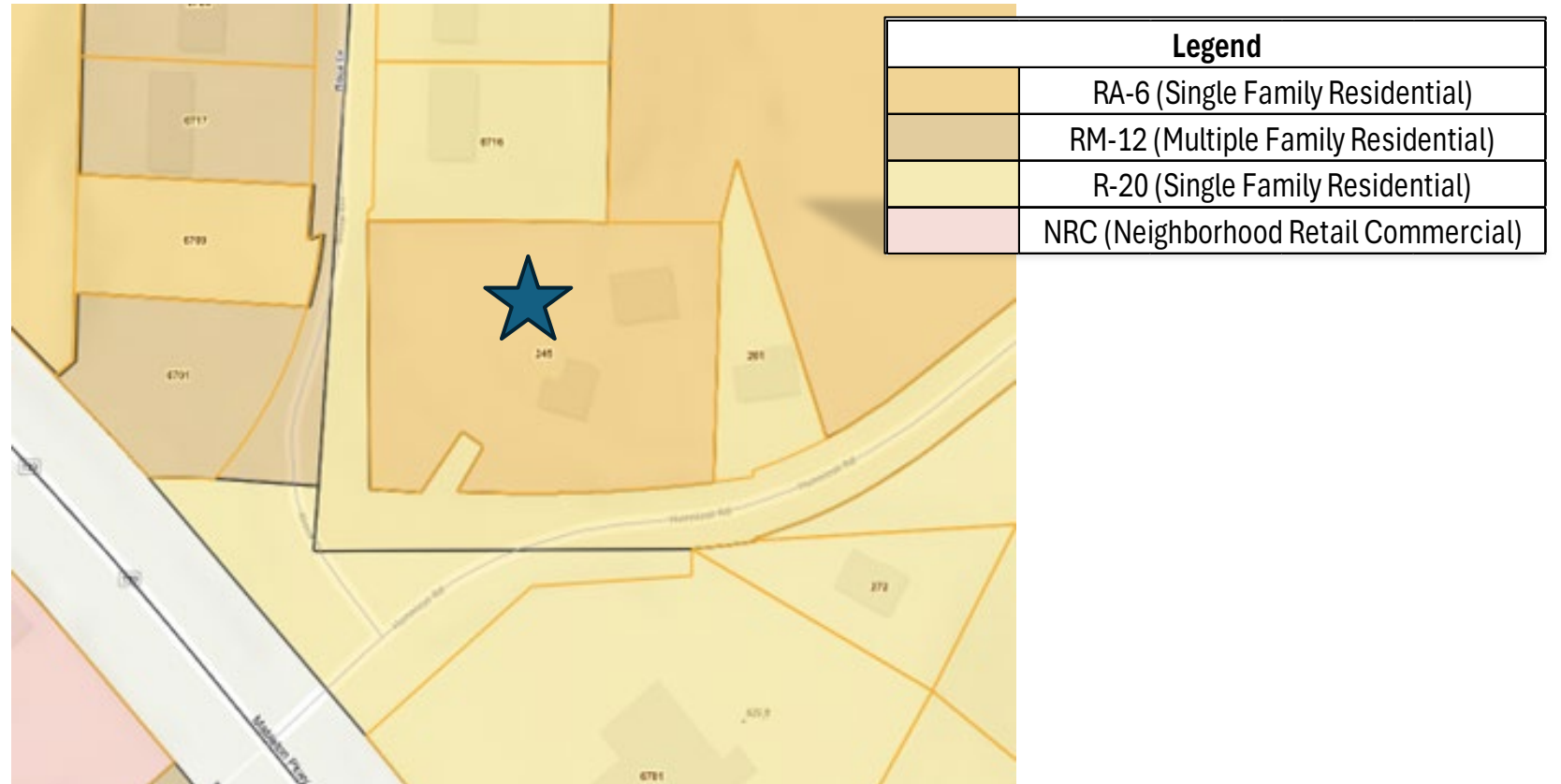
PARCEL ID: 18039100080

ACREAGE: 1.2

P.C. HEARING DATE: May 7, 2026

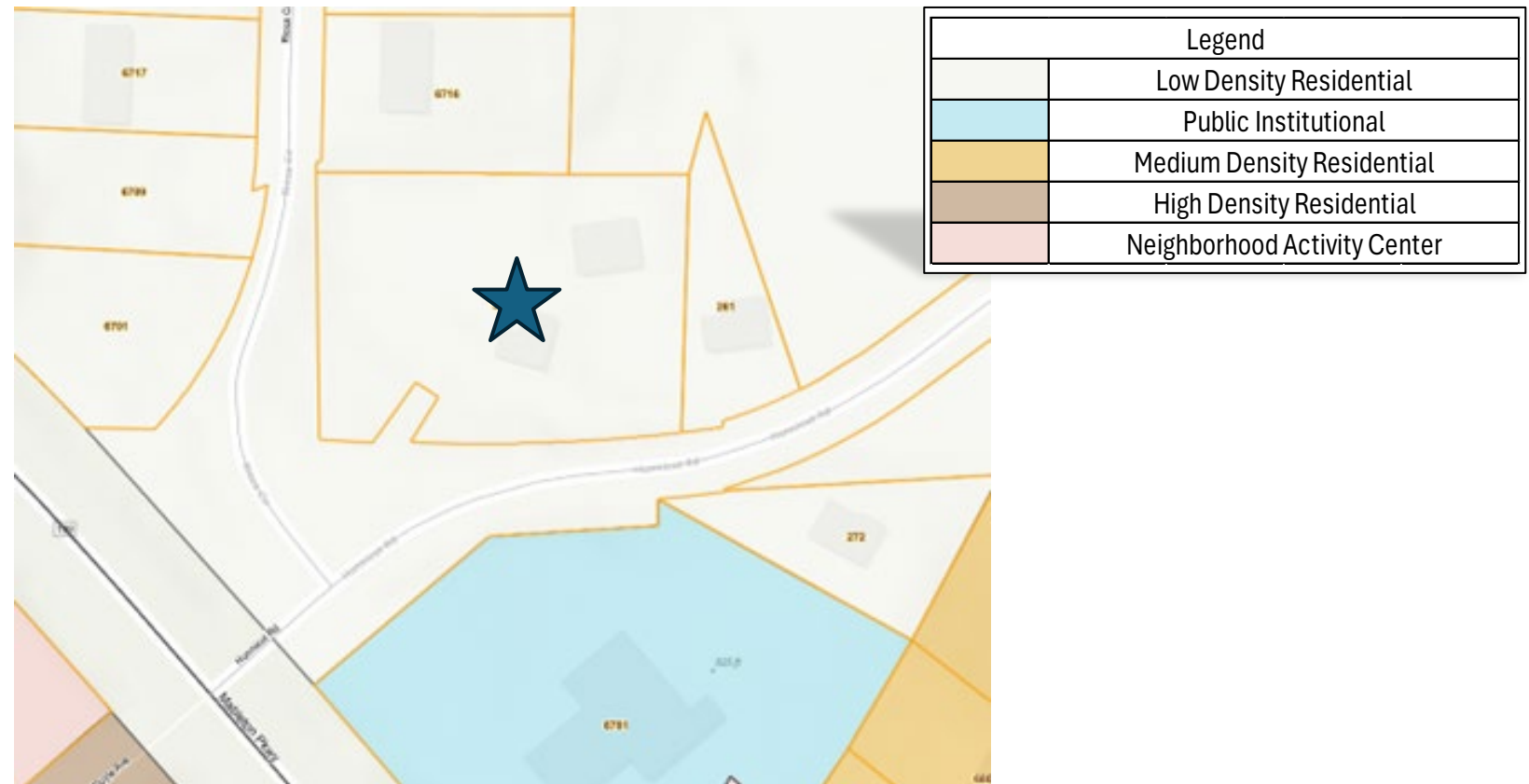
DISTRICT: 3; Councilwoman Keisha Jeffcoat

ZONING MAP



Star = Location of Subject Property

FUTURE LAND USE MAP



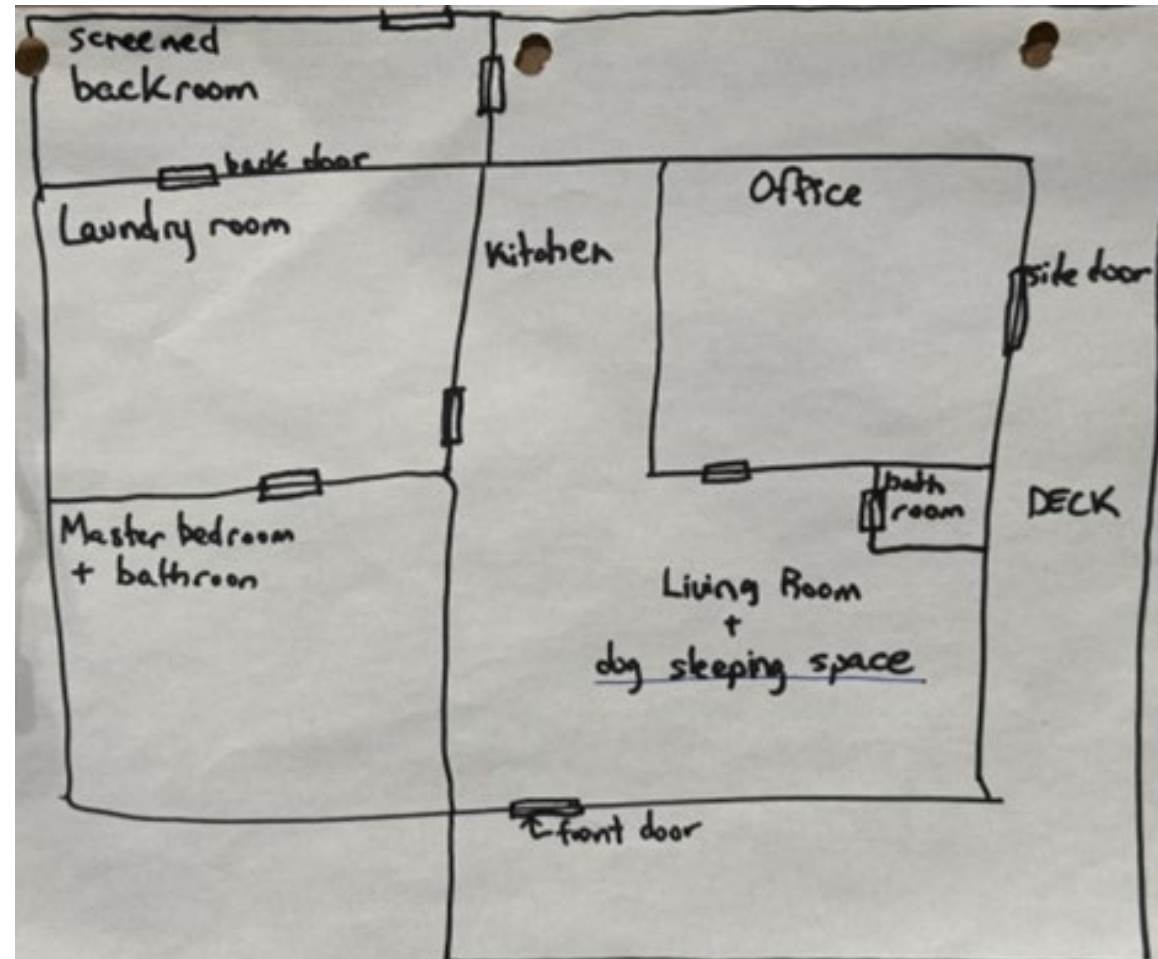
Star = Location of Subject Property

AERIAL MAP

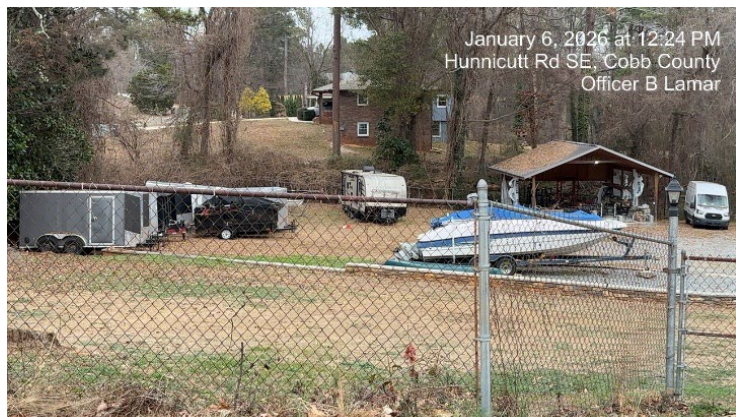


Star = Location of Subject Property

INTERIOR PLAN



SITE PHOTOS



Section 5.04(9) a-I of the Zoning ordinance Criteria

- i. Safety, health, welfare and moral concerns involving the surrounding neighborhood.**
- ii. Parking and traffic considerations.**
- iii. Number of nonrelated employees.**
- iv. Number of commercial and business deliveries.**
- v. The general presumption of the Mayor and City Council that residential neighborhoods should not allow noncompatible business uses.**
- vi. Compatibility of the business use to the neighborhood.**

Section 5.04(9) a-I of the Zoning ordinance Criteria

- vii. Hours of operation.**
- viii. Existing business uses in the vicinity.**
- ix. Effect on property values of surrounding property.**
- x. Circumstances surrounding neighborhood complaints.**
- xi. Intensity of the proposed business use.**
- xii. Location of the use within the neighborhood.**

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommended **DENIAL** of the temporary land use permit request for TLUP-2025-004.

PLANNING STAFF RECOMMENDATION/OPINION

Based on the analysis, staff recommends ***DENIAL*** of the Temporary Land Use Permit Request.



AGENDA ITEM MEMORANDUM

MEETING OF: August 12, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Cobb County Opioid Presentation - EMS Division Chief Nick Adams

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. COAAC_Progress_Update_Mableton
2. Cobb_Opioid_Abatement_Funding_By_Organization



Cobb County Opioid Abatement Advisory Council

Progress Update | Mableton

Division Chief Nick Adams | Non-Voting Chair, COAAC | August 2026

The Opioid Crisis in Cobb County

01

143

Opioid overdose deaths
in Cobb County in 2022

#2 in Georgia

128

Fentanyl-related deaths
in Cobb County in 2022

Top 3 statewide

15%

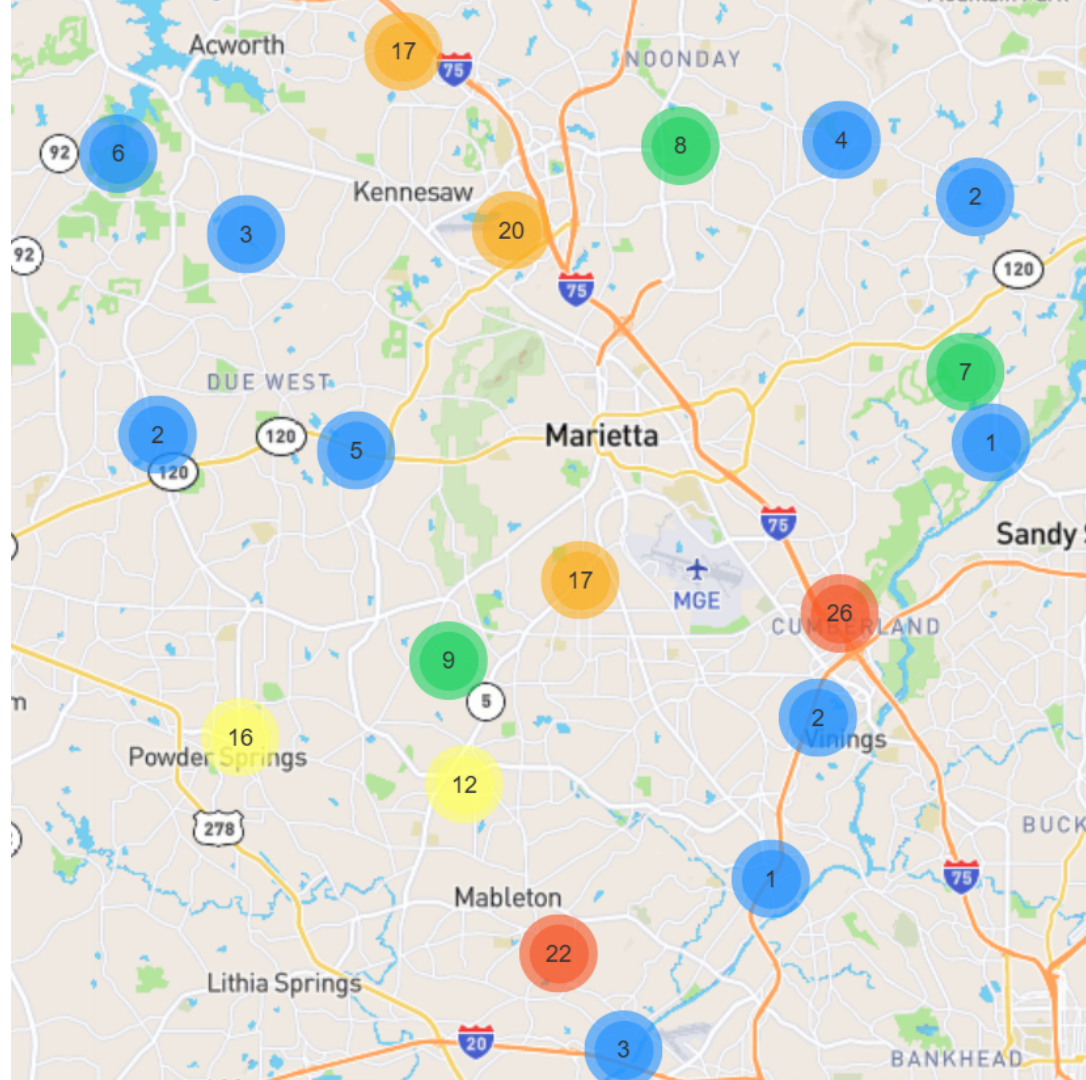
Annual growth rate in
opioid deaths, 2018 to
2022

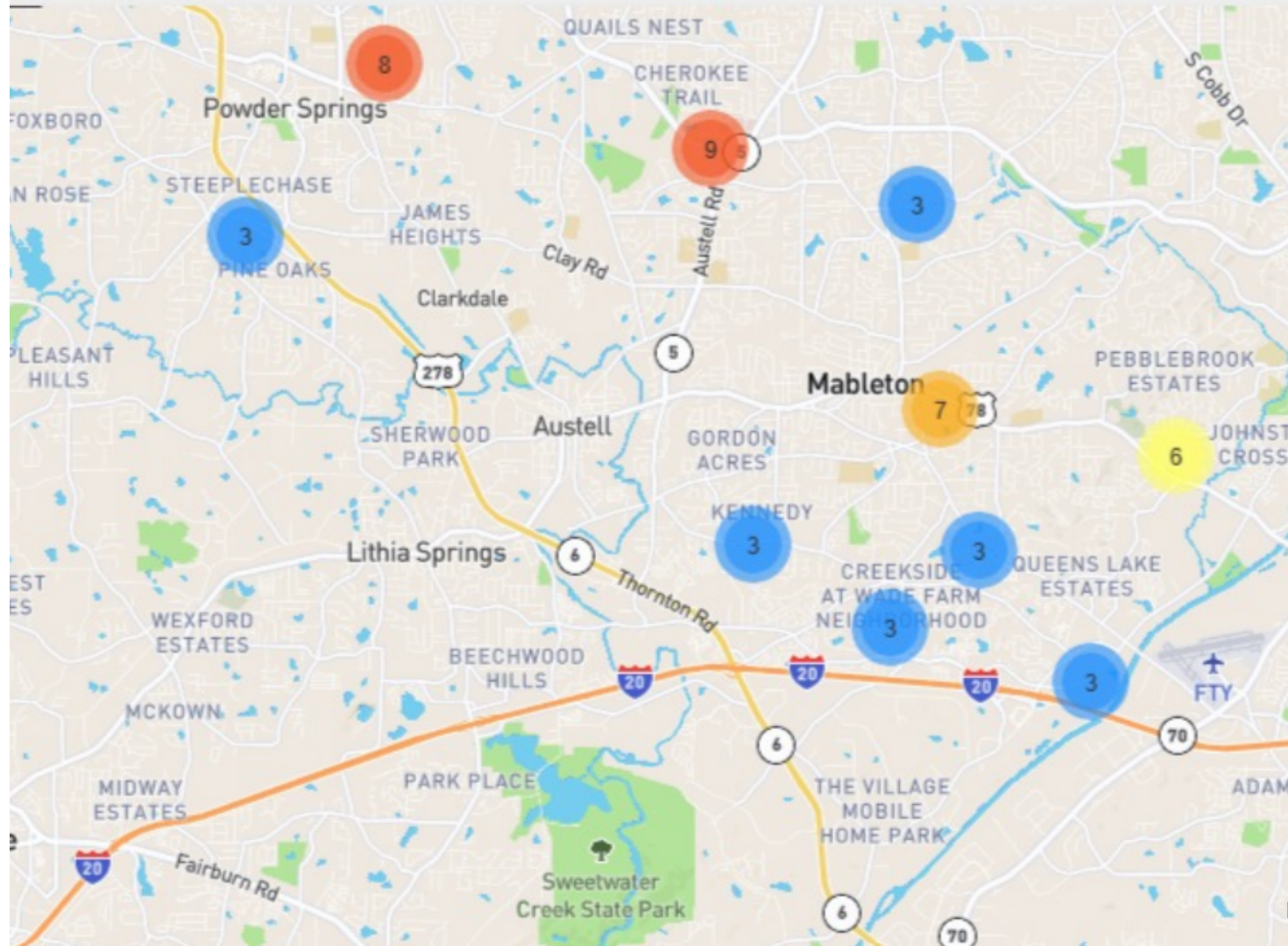
81 deaths in 2018

18.5

Deaths per 100,000
residents
in Cobb County, 2022

vs. 8.2 statewide in 2018





How We Got Here



Council Membership

03

Melanie Dallas

Community Services Board | CEO, Highland Rivers Health

Blake Schneider

University System of Georgia | Director, KSU Center for Young Adult Addiction & Recovery

Dr. Kimberly Henderson

SUD Treatment Provider | CEO, CareLink of Georgia

Christopher Hansard

Superior Court | Appointed by Chief Judge

Pete Quinones

Board of Health | CEO, Metro Atlanta Ambulance Service

Holly Tuchman

Survivor / Family Rep. | BOC Appointment — term expires Apr 2026

Sheriff's Designee

Cobb County Sheriff's Office | Appointed by the Sheriff

Nick Adams (Chair)

Non-Voting Chair | Cobb County Fire & Emergency Services

How Funds Are Allocated

04

Nearly \$11 million in hand from settlements | Additional funds expected over 18 years

42%

Treatment
Services

MOUD, detox capacity,
mobile units, telemedicine

22%

Prevention
Programs

Youth education,
public awareness

21%

Recovery
Support

Peer coaching,
housing, employment

15%

Harm
Reduction

Naloxone distribution,
fentanyl test strips

Progress Since April 2024

05

01

Council established & members appointed

April - May 2024

02

Met monthly to develop procedures & strategy

Ongoing since formation

03

Community tabletop with 15 COSC organizations

Shaped allocation priorities

04

2026-2029 Strategic Plan approved by Board

October 2024

05

Application cycle open May 8 - July 11, 2025

Open to nonprofits, agencies & providers

06

All applications scored using 130-point rubric

Evaluation complete

Application & Scoring

06

Scoring Rubric

Organizational Background

20 pts

Project Approach

60 pts

Potential Impact

30 pts

Budget

20 pts

TOTAL: 130 Points

Eligibility

Who could apply

Government agencies, nonprofits, healthcare providers, and community partners serving Cobb County

Funding categories

Treatment, Prevention, Recovery Support, and Harm Reduction - all settlement-compliant

Rating scale

Outstanding / Very Good / Good / Satisfactory / Poor - minimum thresholds per category

Award Recipients

08

13 awards recommended for Board approval | Grouped by program area

Organization	Program Area	Total Award (3-Yr)
Cobb Superior Court	Treatment	\$718,500
Harbor Springs Counseling	Treatment	\$1,227,532
Highland Rivers Foundation	Treatment	\$500,000
Cobb Collaborative	Prevention	\$57,395
Life University	Prevention	\$26,820
WestCare Georgia	Prevention	\$87,855
YouthCentric	Prevention	\$324,820
Cobb County Jail	Recovery	\$174,720
Cobb County Superior Courts	Recovery	\$540,000
Davis Direction Foundation	Recovery	\$1,609,841
Harbor Springs Counseling	Recovery	\$327,240
Center for Young Adult Addiction & Recovery	Harm Reduction	\$98,721
Harbor Springs Counseling	Harm Reduction	\$94,170



Questions?

Division Chief Nick Adams
Non-Voting Chair, Cobb County Opioid Abatement Advisory Council
Cobb County Fire & Emergency Services

Cobb County...Expect the Best!

Cobb Opioid Abatement – Funding by Organization (Alphabetical)

Organization	Program Area	Award Details	Total Award
Center for Young Adult Addiction & Recovery	Harm Reduction	Year 1–3: \$32,907 annually	\$98,721.00
Cobb Collaborative	Prevention	Year 1: \$38,357.34; Year 2: \$19,037.34	\$57,394.68
Cobb County Jail	Recovery	Year 1–3: \$58,240 annually	\$174,720.00
Cobb County Superior Courts	Recovery	Year 1: \$108,000; Year 2–3: \$216,000 annually	\$540,000.00
Cobb Superior Court	Treatment	Year 1: \$143,700; Year 2–3: \$287,400 annually	\$718,500.00
Davis Direction Foundation	Recovery	Year 1: \$538,853.71; Year 2–3: \$535,493.71 annually	\$1,609,841.12
Harbor Springs Counseling	Harm Reduction	Year 1–3: \$31,390 annually	\$94,170.00
Harbor Springs Counseling	Recovery	Year 1–3: \$109,080 annually	\$327,240.00
Harbor Springs Counseling	Treatment	Year 1–2: \$613,766 annually	\$1,227,532.00
Highland Rivers Foundation	Treatment	Year 1: \$300,000; Year 2: \$200,000	\$500,000.00
Life University	Prevention	Year 1: \$26,820.20	\$26,820.20
WestCare Georgia	Prevention	Year 1: \$29,934.71; Year 2: \$28,925.60; Year 3: \$28,994.97	\$87,855.28
YouthCentric	Prevention	Year 1: \$208,320;	\$324,820.00

Year 2: \$116,500



AGENDA ITEM MEMORANDUM

MEETING OF: August 12, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Proclamation: Honoring the Family Life Resource Center for 20 Years of Dedicated Service to Mableton - Mayor Michael Owens

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. FLRC 20 Years



**CITY OF MABLETON
Office of the Mayor**

Proclamation

**Honoring the Family Life Resource Center for 20 Years of Dedicated Service to
Mableton**

WHEREAS, the Family Life Restoration Center (FLRC) was founded with a profound vision to offer hope, stability, and restoration to individuals and families facing hardship, serving as a beacon of support and community transformation; and

WHEREAS, through twenty years of dedicated service, the Family Life Restoration Center has tirelessly addressed critical needs within the community by providing essential resources, including food assistance, clothing, family counseling, job readiness support, and emergency relief services; and

WHEREAS, founders Luther and Angela Washington have demonstrated extraordinary leadership, compassion, and selflessness, committing their lives to uplifting others and building an organization rooted in faith, dignity, and unyielding service; and

WHEREAS, under the visionary leadership of Luther and Angela Washington, the FLRC has grown from a humble initiative into a vital community institution, impacting thousands of lives and helping families break cycles of poverty and crisis; and

WHEREAS, the 20th Anniversary of the Family Life Restoration Center represents a remarkable milestone of endurance, generosity, and community impact, reflecting two decades of lives restored and hope renewed;

NOW, THEREFORE, BE IT RESOLVED, that sincere recognition, gratitude, and highest commendations be extended to the **Family Life Restoration Center** and its esteemed founders, **Luther and Angela Washington**, for twenty years of exemplary service, unwavering dedication, and transformative community impact.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Mableton to be affixed this 12th day of August 2026.

Michael Owens
Mayor, City of Mableton

Attest: _____
Susan Hiott
City Clerk



AGENDA ITEM MEMORANDUM

MEETING OF: August 12, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: FY26 Quarter Four Financial Presentation - Finance Director
Karen Ellis

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Financial Report Q4 202606 Final Unaudited

CITY OF MABLETON

FY 2026 FINANCIAL REVIEW

Quarter 4: April – June 2026

Prepared by City of Mableton Finance Department

August 2026





CITY OF MABLETON - NOTES TO THE FINANCIAL STATEMENTS*
For 4th Quarter Ending June 30, 2026

Financial Overview / Highlights

The City is currently at 100% of the Fiscal Year. Our fiscal year begins July 1 and ends June 30.

GENERAL FUND

- ▶ Total revenue collections are \$21,832,212 , 125.71% of budgeted revenue year to date.
- ▶ Total expenditures to-date are \$16,258,510 , 79.87% of budgeted expenditures year to date.

Variance Analysis

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
<u>Revenues</u>				
Franchise Taxes	\$4,219,447	\$2,265,000	186.29%	Collected more than estimated
Business & Occupational Tax	\$2,422,059	\$2,500,000	96.88%	
Insurance Premium Tax	\$8,385,135	\$8,380,000	100.06%	
Licenses & Permits	\$2,000,844	\$1,000,000	200.08%	Trending above budget estimates
Interest	\$477,887	\$20,000	2389.44%	Trending above interest estimates
<u>Expenditures</u>				
Risk Management	\$71,957	\$85,000	84.66%	Liability Insurance paid in full for year

* All financials are considered unaudited until final review and report issued by the City's auditors.



City of Mableton
CASH & INVESTMENTS

For 4th Quarter Ending June 30, 2026

CASH / INVESTMENT	INTEREST RATE	ACCT BALANCE
<u>CITY OF MABLETON</u>		
TRUIST BANK		
OPERATING	0.00%	\$674,617
TOTAL TRUIST		\$674,617
UNITED BANK		
MONEY MARKET	3.10%	\$4,246,489
TOTAL UNITED BANK		\$4,246,489
GEORGIA FUND 1		
POOLED INVESTMENT	3.69%	\$10,843,785
TOTAL GEORGIA FUND 1		\$10,843,785
TOTAL CASH & CASH EQUIVALENTS		\$15,764,891
<u>MABLETON URBAN REDEVELOPMENT AGENCY</u>		
UNITED BANK		
SERIES 2024 MONEY MARKET	4.03%	\$2,157,624
TOTAL UNITED BANK		\$2,157,624
TOTAL CASH & CASH EQUIVALENTS		\$2,157,624
		\$17,922,515



General Fund



Revenues through 6/30/2026

	Current Period Actuals	Year-to-Date Actuals	Annual Budget	Budget Available + (-)	% Budget Actual
Revenues					
Property Taxes (TAVT)	1,078,954	2,992,150	2,850,000	(142,150)	104.99%
Franchise Taxes	707,351	4,219,447	2,265,000	(1,954,447)	186.29%
Excise Taxes	62,726	149,833	-	(149,833)	0.00%
Business & Occupational Tax	316,005	2,422,059	2,500,000	77,941	96.88%
Insurance Premium Tax	-	8,385,135	8,380,000	(5,135)	100.06%
Licenses & Permits	257,096	2,000,844	1,000,000	(1,000,844)	200.08%
Charges for Services	298,835	818,310	211,000	(607,310)	387.82%
Fines & Forfeitures	11,286	19,741	-	(19,741)	0.00%
Interest	155,477	477,887	20,000	(457,887)	2389.44%
Miscellaneous	5,837	114,417	-	(114,417)	0.00%
Other Financing Sources	89,334	232,389	140,625	(91,764)	165.25%
Total Revenues	2,982,900	21,832,212	17,366,625	(4,465,587)	125.71%



Expenditures through 6/30/2026

	Current Period Actuals	Year-to-Date Actuals	Annual Budget	Budget Available + (-)	% Budget Actual
Expenditures					
City Council	136,190	380,686	490,100	109,414	77.68%
City Mayor	108,294	479,919	508,300	28,381	94.42%
City Manager	231,954	784,372	794,800	10,428	98.69%
City Clerk	113,493	323,341	421,350	98,009	76.74%
Finance & Administration	221,531	936,292	1,374,260	437,968	68.13%
City Attorney	136,370	317,077	600,000	282,923	52.85%
Information Technology	166,254	555,116	951,100	395,984	58.37%
Human Resources	151,089	476,191	679,400	203,209	70.09%
Risk Management	18,315	71,957	85,000	13,043	84.66%
Facilities & Property Management	885,436	1,533,254	1,796,900	263,646	85.33%
Communications	116,321	451,692	584,050	132,358	77.34%
General Administration	611	5,464	234,700	229,236	2.33%
Municipal Court	189,437	465,977	730,900	264,923	63.75%
Sustainability Waste & Beautification	102,165	276,013	481,400	205,387	57.34%
Parks & Recreation	143,438	309,625	818,900	509,275	37.81%
Community Development	570,332	2,363,596	2,827,600	464,004	83.59%
Code Enforcement	179,015	713,963	1,058,200	344,237	67.47%
Economic Development	202,689	513,659	618,800	105,141	83.01%
Other Financing Uses	3,958,521	5,300,317	5,300,333	16	100.00%
Total Expenditures	7,631,456	16,258,510	20,356,093	4,097,582	79.87%



Tree Fund



Revenues & Expenditures

	Current Period Actuals	Year-to-Date Actuals	FY2026 Annual Budget	Budget Available + (-)	% Budget Actual
REVENUES					
Development Impact Fees	\$ -	\$ -	\$ -	\$ -	-
Other Misc Revenue	-	-	-	-	-
Total revenues	\$ -	\$ -	\$ -	\$ -	-
EXPENDITURES					
Current:					
Approved Projects	\$ -	\$ -	\$ 160,000	\$ 160,000	
Total Expenditures	\$ -	\$ -	\$ 160,000	\$ 160,000	
OTHER FINANCING SOURCES (USES)					
Transfers in from General Fund	\$ (40,000)	\$ (160,000)	\$ (160,000)	\$ -	
Total Other financing sources and uses	\$ (40,000)	\$ (160,000)	\$ (160,000)	\$ -	
Net change in fund balances	40,000	160,000	-	(160,000)	
Fund balance - beginning		-	-		
Fund balance - ending		\$ 160,000	\$ -		



Multiple Grant Fund



Revenues & Expenditures

	Current Period Actuals	Year-to-Date Actuals	FY2026 Annual Budget	Budget Available + (-)	% Budget Actual
REVENUES					
Intergovernmental Revenue					
Local Government Grants	\$ -	\$ 24,000	\$ -	\$ (24,000)	
State Government Grants	-	-	\$ -	\$ -	
Total Revenues	\$ -	\$ 24,000	\$ -	\$ (24,000)	
EXPENDITURES					
Current:					
Professional Services	\$ 2,500	\$ 2,500	\$ -	\$ (2,500)	
Total Expenditures	\$ 2,500	\$ 2,500	\$ -	\$ (2,500)	
OTHER FINANCING SOURCES (USES)					
Transfers in from General Fund	\$ -	\$ -	\$ -	\$ -	
Total Other financing sources/uses	\$ -	-	\$ -	\$ -	
Net change in fund balances	(2,500)	21,500	-	(21,500)	
Fund balance - beginning		-	-		
Fund balance - ending		21,500	\$ -		



Six Flags Special Service District Fund



Revenues & Expenditures

	Current Period Actuals	Year-to-Date Actuals	FY2026 Annual Budget	Budget Available + (-)	% Budget Actual
REVENUES					
Real Property Tax-Current Year	\$ 48,872	\$ 1,425,602	\$ 1,250,000	\$ 175,602	114%
Interest Revenues	4,712	19,092	-	19,092	100%
Total Revenues	\$ 53,584	\$ 1,444,694	\$ 1,250,000	\$ 194,694	116%
EXPENDITURES					
Contracted Services	\$ 49,677	\$ 49,677	\$ 54,000	\$ 4,323	92%
Contingency	-	-	1,196,000	1,196,000	
Total Expenditures	\$ 49,677	\$ 49,677	\$ 1,250,000	\$ 1,200,323	4%
Excess of revenues over expenditures	\$ 3,907	\$ 1,395,017	\$ -		
Net change in fund balances		\$ 1,395,017	\$ -		
Fund balances - beginning		-	-		
Fund balances - ending		\$ 1,395,017	\$ -		



Public Safety Special Service District Fund



Revenues & Expenditures

	Current Period Actuals	Year-to-Date Actuals	FY2026 Annual Budget	Budget Available + (-)	% Budget Actual
REVENUES					
Real Property Tax-Current Year	\$ -	\$ -	\$ -	\$ -	
Interest Revenues	-	-	-	-	
Total Revenues	\$ -	\$ -	\$ -	\$ -	
EXPENDITURES					
Intergovernmental Agreements	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ -	100%
Contingency	-	-	-	-	
Total Expenditures	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ -	100%
OTHER FINANCING SOURCES (USES)					
Transfers in from General Fund	\$ (3,000,000)	\$ (3,000,000)	\$ (3,000,000)	\$ -	
Total Other financing sources and uses	\$ (3,000,000)	\$ (3,000,000)	\$ (3,000,000)	\$ -	
Net change in fund balances	-	-	-	-	
Excess of revenues over expenditures	\$ -	\$ -	\$ -	-	
Net change in fund balances		\$ -	\$ -	-	
Fund balances - beginning		-	-		
Fund balances - ending		\$ -	\$ -		



Hotel/Motel Tax Fund



Revenues & Expenditures

	Current Period Actuals	Year-to-Date Actuals	FY2026 Annual Budget	Budget Available + (-)	% Budget Actual
REVENUES					
Taxes					
Hotel/Motel Taxes	\$ 238,221	619,701	\$ 375,000	\$ (244,701)	165%
Total Revenues	\$ 238,221	619,701	\$ 375,000	\$ (244,701)	165%
OTHER FINANCING SOURCES (USES)					
Transfers out to General Fund	\$ (89,333)	(232,388)	\$ (140,625)	\$ 91,763	165%
Transfers out to Meet Mableton	\$ (148,888)	(387,313)	(234,375)	152,938	165%
Total Other financing sources/uses	\$ (238,221)	(619,701)	\$ (375,000)	\$ 244,701	165%
Net change in fund balances	-	-	-	-	
Fund balance - beginning		-	-		
Fund balance - ending		-	\$ -		



Rental Motor Vehicle Excise Tax Fund



Revenues & Expenditures

	Current Period Actuals	Year-to-Date Actuals	FY2026 Annual Budget	Budget Available + (-)	% Budget Actual
REVENUES					
Sales & Use Taxes					
Rental Motor Vehicle Excise Tax	\$ 31,147	66,615	\$ -	\$ (66,615)	
Total Revenues	\$ 31,147	66,615	\$ -	\$ (66,615)	
OTHER FINANCING SOURCES (USES)					
Transfers out to General Fund	\$ -	-	\$ -	\$ -	
Total Other financing sources/uses	\$ -	-	\$ -	\$ -	
Net change in fund balances	31,147	66,615	-	(66,615)	
Fund balance - beginning		-	-		
Fund balance - ending		66,615	\$ -		



Capital Projects Fund



Revenues & Expenditures

	Current Period Actuals	Year-to-Date Actuals	Year-to-Date Actuals Including Encumb	FY2026 Annual Budget	Budget Available + (-)	% Budget Actual
REVENUES						
Other Misc Revenue	-	-	-	-	-	
Total revenues	\$ -	\$ -	\$ -	\$ -	\$ -	
EXPENDITURES						
Capital Outlay						
Finance	\$ -	\$ -	\$ -	\$ -	\$ -	
Information Services	4,250	86,088	86,088	150,000	63,912	57%
General Govt Bldg	-	496,455	496,455	500,000	3,545	99%
Passive Parks/Greenspace	64,250	74,250	74,250	-	(74,250)	0%
Community Development	-	-	-	-	-	
Total Capital Outlay	\$ 68,500	\$ 656,793	\$ 656,793	\$ 650,000	\$ (6,793)	-9669%
Excess of revenues over expenditures	\$ (68,500)	\$ (656,793)	\$ (656,793)	\$ (650,000)	\$ 6,793	101%
OTHER FINANCING SOURCES (USES)						
Transfers in from General Fund	\$ (350,000)	\$ (1,400,000)	\$ (1,400,000)	(1,400,000)	\$ -	100%
Proceeds of Sale of Assets	-	-	-	-	-	
Contingencies	-	-	-	750,000	750,000	
Total other financing sources and uses	\$ (350,000)	\$ (1,400,000)	\$ (1,400,000)	\$ (650,000)	\$ 750,000	215%
Net change in fund balances	281,500	743,207	743,207	-		
Fund balance - beginning		-	-	-		
Fund balance - ending		\$ 743,207	\$ 743,207	\$ -		



Urban Redevelopment Agency Fund



Revenues & Expenditures

	Current Period Actuals	Year-to-Date Actuals	FY2026 Annual Budget	Budget Available + (-)	% Budget Actual
REVENUES					
Interest Revenue	19,883	94,141	-	94,141	
Total revenues	\$ 19,883	\$ 94,141	\$ -	\$ 94,141	
EXPENDITURES					
Capital Outlay					
General Government Buildings	\$ 46,406	\$ 5,966,403	\$ -	\$ (5,966,403)	
Bond Principal	265,000	265,000	265,000	-	100%
Bond Interest	303,521	475,316	475,333	17	100%
Fiscal Agent's Fees	-	224,278	-	(224,278)	
Total Capital Outlay	\$ 614,927	\$ 6,930,997	\$ 740,333	\$ (6,190,664)	936%
Excess of revenues over expenditures	\$ (595,044)	\$ (6,836,856)	\$ (740,333)	\$ 6,284,806	
OTHER FINANCING SOURCES (USES)					
Transfers in from General Fund	\$ 568,521	\$ 740,317	\$ 740,333	\$ (16)	100%
Revenue Bond Proceeds	-	6,740,000	-	6,740,000	
Total other financing sources and uses	\$ 568,521	\$ 7,480,317	\$ 740,333	\$ 6,739,984	1010%
Net change in fund balances		\$ 643,461	\$ -		
Fund balance - beginning		2,565,771	2,565,771		
Fund balance - ending		\$ 3,209,232	\$ 2,565,771		



- Serving the citizens of Mableton through integrity, accountability, and sound financial management





AGENDA ITEM MEMORANDUM

MEETING OF: August 12, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Keep Mableton Beautiful (KMB) Appointments - Emily Ryan, Sustainability, Greenspace, and Beautification Director and Administration of the Oath of Office for KMB appointees - Mayor Michael Owens

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS: None



AGENDA ITEM MEMORANDUM

MEETING OF: August 12, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Mayor to Administer the Updated Oath of Office to Appointed Boards and Commissions - Mayor Michael Owens

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS: None



AGENDA ITEM MEMORANDUM

MEETING OF: August 12, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval of June 8, 2026 Work Session Minutes

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. June 8, 2026 Work Session Minutes



CITY OF MABLETON, GEORGIA
Riverside EpiCenter
135 Riverside Pkwy, Mableton, GA 30168
June 8, 2026 at 6:30 PM

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

CITY COUNCIL WORK SESSION MINUTES

1. CALL TO ORDER

Mayor Owens called the meeting to order at approximately 6:38pm.

2. ROLL CALL

Mayor Owens affirmed that all were present, and a quorum was met. City Clerk Hiott noted for the record. City Attorney Walker-Ashby was running late due to car trouble.

3. INVOCATION

Invocation was led by City Manager Tanks.

4. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by City Solicitor Flynn Broady.

5. AGENDA ITEMS AND DISCUSSION

- a. Creekside Village Affordable Housing Project Presentation - Karaey Davis - Economic Development Program Manager, Jason Gaines - Mableton Development Authority Chairman, Dan Buyers - McWhirter Realty Partners, James Pitts - Greenwood CRE, and Adam Brock - Brock Built Homes**

Mayor Owens announced the item and recognized Economic Development Program Manager Karey Davis, who introduced Mableton Development Authority Chairman Jason Gaines.

Mr. Gaines provided background information on the Creekside Village project. He explained that the property was formerly the Magnolia Crossing Apartments, located at 496 Flags Drive, which had experienced major public safety issues in the past. He further explained that, through a County redevelopment bond, the property was acquired by the South Cobb Redevelopment Authority (SCRA), now known as the Mableton Development Authority. The SCRA (now the Mableton Development Authority), along with the Marietta Housing Authority, assisted with the relocation of residents, and the apartment buildings were subsequently demolished.

Mr. Gaines discussed the purchase of an additional 38 acres, bringing the total project area to 50 acres. Redevelopment efforts were delayed due to unfavorable market conditions. A market study conducted during the 2019–2020 timeframe identified the need for additional housing to generate and attract the retail and service development desired by the community. More recently, within the last two years, a bid process indicated a desire to establish additional residential development, particularly owner-occupied housing, in the area. Through that process, Brock Built Homes was selected as the developer.

Mr. Gaines reported that, to date, the Mableton Development Authority has entered into a non-binding agreement with Brock Built Homes to establish the framework for the proposed development. The development will include a minimum of 209 housing units, consisting of a mix of townhomes and single-family homes. At least 20 percent of the units, or a minimum of 42 homes, will be designated as affordable housing units.

Mr. Gaines recognized Dan Buyers of McWhirter Realty. Mr. Buyers stated that he and his partner, James Pitts of Greenwood CRE, were pleased to have represented the Urban Redevelopment Authority, the Mableton Development Authority, and previously the South Cobb Redevelopment Authority.

Mr. Buyers noted that the South Cobb Redevelopment Authority donated 15 acres south of the creek to Cobb & Douglas Public Health to support the addition of much-needed medical services in an area considered a medical desert. He discussed the competitive selection process for the development, noting that nearly 20 proposals were received. After interviews and evaluations narrowed the field to three finalists, the Mableton Development Authority selected Brock Built Homes as the developer.

Mr. Buyers then introduced Adam Brock of Brock Built Homes. Mr. Brock provided an overview of Brock Built Homes, describing it as a family-owned, full-service development company that manages projects from land development through home sales and warranty service. He highlighted the company's successful partnership with the Atlanta Housing Authority and HUD to redevelop the former Perry Homes site, now known as West Highlands, and expressed his excitement about working with the City of Mableton. Mr. Brock also discussed Brock Built's approach to affordable housing, noting that affordable homes are built to the same standards and finishes as market-rate homes and are sold at subsidized prices, allowing homeowners to gain immediate equity. He noted that while many affordable and mixed-income developments focus on rental housing, fewer projects involve for-sale housing. Mr. Brock distinguished between affordable rental housing, which focuses on long-term affordability, and affordable for-sale housing, which is intended to help buyers build equity and move beyond affordability programs in future home purchases. Mr. Brock explained the subsidy structure, noting that Brock Built provides all project financing and does not request City grant funding. Instead, the City contributes land as part of the partnership. He stated that Brock Built develops the property and, upon homes sales, the City is paid for the land. He also briefly described the base value structure and overall financial process.

Mr. Brock referenced the Creekside Village PPP Affordable Housing Project brochure and explained that the "penciled" site plan shows 216 units, while the current project description reflects 209 units due to ongoing engineering, permitting, and approval processes. He noted that the plan allows flexibility to adjust to site conditions and potential

minor land changes, which may impact unit count and layout. He also stated that the 20 percent affordable housing requirement is based on the final approved unit yield. Mr. Brock added that the project summary is included in the agenda packet. Mr. Brock noted that the project is in the early stages, with significant engineering and related work required prior to breaking ground.

Council questions and answers followed.

Councilmember Jeffcoat asked for clarification on the 20% affordable housing requirement. Mr. Brock and Mayor Owens explained the use of deed-restricted covenants and noted the project is a voluntary partnership rather than mandated inclusionary zoning.

Councilmembers inquired about project timing. Mr. Brock stated permitting and engineering would take approximately 90–100 days, followed by final approvals. He projected one year of horizontal development, three to five years of vertical construction, and a total completion timeline of five to seven years. He estimated a housing mix of roughly 90 single-family homes and 126 townhomes (about 40/60), with unit sizes ranging from approximately 1,400 to 2,800 square feet, subject to refinement. Regarding retail, Mr. Brock stated none is currently planned, as the project is primarily residential. Staff noted prior studies and site constraints that may limit retail viability, though increased housing could support future retail in the broader area. Mr. Brock also described preliminary lot sizes and potential amenities, including open-air pavilions and green space, with details to be refined in future site plan phases.

Mayor Owens asked if there were any additional questions. There were none.

b. Mableton Municipal Court - Biannual Municipal Court Report — Chief Judge Che A. Karega, II, Court Administrator Mallory Minor, and City Solicitor Flynn Broady

Mayor Owens announced the item and recognized Court Administrator Mallory Minor, along with Honorable Chief Judge Che Karega and Solicitor Flynn Broady. Mrs. Minor provided an overview of court operations, accomplishments, and ongoing initiatives.

Administrator Minor presented information on the Georgia Judiciary System, Georgia Judiciary boundaries map, Georgia Bureau of Investigation map, GBI compliance and audit processes, the Administrative Office of the Courts report, and the quarterly report for Professional Probation Services. She also highlighted the passage of Georgia General Assembly House Bill 304, recognizing the Municipal Court Clerks Association, and House Bill 1452, establishing a technology fee. Additional updates included the Court's partnership with Procivica, recent staffing hires, and events hosted and attended by the court team.

Councilmember Herndon asked if there was a reduction to the technology fee, and Administrator Minor responded. Councilmember Jeffcoat inquired about the status of virtual court, and Administrator Minor stated it is operating successfully, with plans to implement a hybrid court option in the future. Councilmember Jeffcoat also asked about the anticipated opening of the court building. Administrator Minor and City Manager Tanks

responded that it is expected between July and August.

City Manager Tanks requested that Administrator Minor provide an update on court compliance and accomplishments. Solicitor Broady responded, noting that the court's primary focus is compliance and cleaning up the City.

Councilmember Ferguson asked about probation for ordinance violations. Solicitor Broady explained it functions primarily as a payment plan but will evolve as the City begins handling misdemeanors and traffic cases. Councilmember Ferguson also asked what is needed for the court to be fully operational. Court Administrator Minor responded with the requirements for achieving full compliance. Councilmember Herndon asked what is needed for the City to expand court services. Administrator Minor responded that additional support for the Solicitor and Judge is needed. City Manager Tanks emphasized that the court was established with the intent of being fully functional. Councilmember Ferguson requested clarification on the cost of the court's needs and expenditures to date. City Manager Tanks noted the costs were approved prior to the budget year through an amendment. Administrator Minor added that the funds are included in the professional services and solicitor's budget.

City Manager Tanks requested an explanation of how case volume is managed. Solicitor Broady responded that the City is currently staffed to handle approximately 1,000 to 2,000 cases. Administrator Minor added that staffing remains critical, as most cases are adjudicated by City staff. Councilmember Brown asked what additional resources are needed for the Court to manage the anticipated increase in caseload.

Mayor Owens stated that the City's Municipal Court is empowered by the State to operate like any other court. He emphasized that no additional services have been added beyond what is authorized by state law, which also determines where cases are heard. He noted that, once fully operational, the court is expected to handle all matters permitted under state law for municipal courts.

City Manager Tanks noted that the Municipal Court went live in November of the previous year and is currently transitioning to a hybrid model. Councilmember Ferguson asked about procedural differences between virtual and in-person court, and Solicitor Broady responded that operations are the same. Councilmember Herndon inquired whether the court would remain virtual or transition to in-person hearings, and Administrator Minor stated the City is moving toward a hybrid model to support efficiency and innovation.

Mayor and Council thanked Administrator Minor and the court staff for their work. Councilmember Ferguson requested additional information on case management and compliance.

Councilmember Ferguson asked about probation services. City Attorney Walker-Ashby and City Manager Tanks explained the probation process, noting that it is intended to ensure due process protection while providing the City flexibility in enforcement and sentencing.

c. Townhall Process - Communications Director Gregory Woods

Mayor Owens announced the item and recognized Communications Director Gregory Woods. City Manager Tanks noted that the presentation was in response to a request from Council. Director Woods presented the Town Hall Request Process and Protocol, outlining a standardized process for planning and executing town halls on behalf of the Mayor and Council. The presentation is included in the official record. He noted that the Communications Department's goal is to ensure the City's town hall events are well-staffed, appropriately promoted, well-prepared, and responsive to residents.

Director Woods highlighted the Communications Department's needs for coordination with Council, including adequate notice, key information, and creative direction. He requested that Council provide at least six weeks' notice when requesting a town hall event and outlined key steps in the planning and preparation process.

Director Woods emphasized the roles of the Council Assistant, Communications Department, and City Directors in supporting town hall events. He outlined best practices for annual planning and noted these guidelines apply to other City-hosted events. He requested that Council incorporate town hall planning into the budget cycle.

Councilmember Ferguson requested clarification on the notice requirement. City Manager Tanks emphasized that the process is a recommendation to improve efficiency and encourage annual planning of town halls. Councilmember Jeffcoat asked whether Council was involved in developing the policy and if the policy was solidified. Director Woods clarified the six-week notice is intended to allow adequate preparation and is flexible.

Councilmembers discussed scheduling flexibility, attendance expectations, and coordination. The City Manager noted that an additional executive assistant will support Council with event planning in coordination with the Communications Department. Several Councilmembers expressed support, and the Communications Department was commended.

No formal action was taken on the item.

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

Mayor Owens announced the item and recognized Deputy Director Tina Garver to present. The presentation is available on record. Deputy Director Garver provided background information regarding the application, stating that the request was for a Temporary Land Use Permit (TLUP) to allow the property owner to continue operating a dog sitting and kennel service. She stated that the property owner does not have an authorized business license and that both the Planning Commission and city staff recommended denial of the request.

Deputy Director Garver stated that the property is zoned RA-6 (Single-Family Residential) and within a residential area, making the business use incompatible with the current zoning designation. She noted that the case originated from a Code Enforcement complaint related

to noise violations and operation without a business license. Additional code violations involving outdoor storage were noted. Mrs. Garver reviewed the zoning map and Future Land Use Map— low density residential. She also reviewed an aerial image of the property and identified several trailers and a potential storage use that are not permitted. Finally, she reviewed the surrounding properties map, floor plan, and the criteria considered in evaluating the application.

Deputy Director Garver provided additional information regarding the business operations and background, noting that the property is currently subject to code violations. She stated that staff had received correspondence both in support of and in opposition to the application and noted that a hearing was scheduled for later in the month.

Councilmember Ferguson asked about the intention of the TLUP and what will happen after it has expired. Deputy Garver indicated that the applicant does not currently have a plan beyond the two years, and he would like to stay at the property long term.

Councilmember Ferguson asked whether the business was allowed to continue operating without a valid business license. Deputy Director Garver confirmed it is still operating, but Code Enforcement has initiated violation proceedings. The City Manager provided additional clarification, and Deputy Director Garver stated she would provide an update on the status of the operation and the code enforcement violation status.

e. Presentation on GDOT Local Road Assistance Funds FY 2026 Application - Director Michael Hughes

Mayor Owens announced the item and recognized Community Development Director Michael Hughes, who presented the proposed GDOT Local Road Assistance grant application. Director Hughes reported that no local match is required and that applications are being accepted through June 15. The provided documentation is available in the record.

Director Hughes provided a list of roads recommended by Cobb DOT for funding based on a pavement assessment and noted that Brookwood Road was specifically recommended. He stated that the estimated cost to mill, patch, and resurface the roadway is \$990,000. Councilmember Ferguson inquired about upcoming work in the area and how it may impact the proposed project if selected.

Director Hughes noted that Cobb County will bid out its resurfacing project and has asked the City whether it wishes to participate in the bidding process. Councilmember Ferguson inquired whether a traffic study could be requested from Cobb County. Director Hughes stated that he would obtain additional details and provide further information regarding the work currently being conducted in the area.

Director Hughes requested that the item be placed on the Consent Agenda for Wednesday's meeting. Councilmember Ferguson opposed the request until additional information is provided with regard to his previous questions. Mayor Owens confirmed the placement of the item on the Consent Agenda for Wednesday's meeting, and Director Hughes stated he would attempt to provide responses to the outstanding questions prior to the meeting.

Councilmember Fergusson asked about the required reports and compliance measures and whether they have been met. Director Hughes and City Clerk Hiott responded that the City is compliant.

Director Hughes also advised Council of an upcoming opportunity to apply for Local Maintenance and Improvement Grant (LMIG) funding in July and noted that the City will be applying for the funding and expected to receive its own LMIG allocation.

No formal action was required on this item.

f. First Read - An Ordinance Amending Chapter 2, Administration, of the City Code of Ordinances and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby

This First Read of the ordinance was added following the Executive Session.

Motion was made by Councilmember Herndon to amend the agenda to have a first read of an ordinance amending Chapter 2, Administration of the City of Mableton Code of Ordinances (adding Item 8A). Councilmember Ferguson seconded. The motion was approved 7-0.

City Attorney Walker-Ashby explained that the ordinance would amend Chapter 2 Administration by creating Article 2. Councilmember Herndon asked for clarification regarding the change. The ordinance has been emailed to the Council for review. This item will appear on Wednesday's agenda.

6. PRE REGULAR MEETING AGENDA REVIEW

Mayor Owens led a general review of the regular agenda items. There was discussion about whether to leave the Consent Item 10f under Consent. Community Development Director Michael Hughes will get additional information prior to the Regular Meeting. For now, the item is to remain on 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))

Motion was made by Councilmember Jeffcoat and seconded by Councilmember McNeely to go into Executive Session for litigation, real estate, and personnel. The motion passed unanimously. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens (9:02pm)

Motion was made by Councilmember Herndon and seconded by Councilmember Brown to

close Executive Session. The motion carried unanimously. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens (11:32pm)

Motion was made by Councilmember Herndon to amend the agenda to have first read of an ordinance amending Chapter 2, Administration of the City of Mableton Code of Ordinances (adding Item 8A). Councilmember Ferguson seconded. The motion was approved 7-0.

City Attorney Walker-Ashby explained that the ordinance would amend Chapter 2 by creating Article 2. Councilmember Herndon asked for clarification regarding the change. The ordinance has been emailed to the Council for review. This item will appear on Wednesday's agenda.

- a. Approval to authorize the Mayor to finalize and execute the agreement with Bell South Communications for the purchase of property in the City located on or about 946 Mable Street, also known as 5445 Church Street, for a purchase price not to exceed \$250,000 - City Attorney Walker-Ashby**

Motion was made by Councilmember Brown to authorize the Mayor to finalize and execute the agreement with Bell South Communications for the purchase of property in the City located on or about 946 Mable Street, also known as 5445 Church Street, for a purchase not to exceed \$250,000. Councilmember Ferguson seconded the motion. The motion was approved 7-0.

9. ADJOURNMENT

Motion was made by Councilmember Jeffcoat and seconded by Councilmember McNeely to adjourn. The motion carried unanimously. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens

The meeting adjourned at 11:35pm.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk



AGENDA ITEM MEMORANDUM

MEETING OF: August 12, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval of June 22, 2026 Work Session Minutes

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. June 22, 2026 Work Session Meeting Minutes



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



AGENDA ITEM MEMORANDUM

MEETING OF: August 12, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval of June 23, 2026 Regular Meeting Minutes

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. June 23, 2026 Regular Meeting Minutes



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



AGENDA ITEM MEMORANDUM

MEETING OF: August 12, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval of July 13, 2026 Special Called Meeting Minutes and Public Hearing Minutes

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. July 13, 2026 Special Called Meeting and Public Hearing Minutes



CITY OF MABLETON, GEORGIA
Riverside EpiCenter
135 Riverside Pkwy, Mableton, GA 30168
July 13, 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

SPECIAL CALLED CITY COUNCIL MEETING MINUTES

1. CALL TO ORDER

Mayor Owens called the meeting to order at approximately 6:37pm.

2. ROLL CALL

Deputy City Clerk Benson conducted the roll call and a quorum was present.

3. INVOCATION

City Manager Tanks led the Invocation.

4. PLEDGE OF ALLEGIANCE

Councilmember Jeffcoat led the Pledge of Allegiance.

5. APPROVAL OF AGENDA

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

6. PUBLIC HEARINGS

- a. Public Hearing and Second Read: Ordinance Setting a Millage Rate for the Public Safety Services District - Attorney Emilia Walker-Ashby, Finance Director Karen Ellis and City Manager Bill Tanks**

Open Public Hearing

Speakers who are in favor (10 minutes time limit for in favor)

Speakers who are opposed (10 minutes time limit for opposition)

Close Public Hearing

Questions and Comments by Mayor and Council

Vote: Consideration and Approval of Ordinance Setting a Millage Rate for the Public Safety Services District

Mayor Owens introduced the item and recognized City Manager Tanks and Finance Director Karen Ellis to present, with support from the City Attorney.

City Manager Tanks explained that the presentation would include three parts: a legal overview by the City Attorney, detailed information and responses to specific questions from Finance Director Karen Ellis, and a high-level overview from the City Manager.

City Manager Tanks noted that the item has been under discussion since April 2025, with the Council taking time to evaluate all available options. He explained that an agreement between the City and County is legally necessary to meet service delivery requirements. He stated that the proposed ordinance would establish a 4.5 millage for a special service district dedicated to public safety, emphasizing that it would be a dedicated service and provide the City with local control over its public safety services.

Finance Director Karen Ellis outlined the impact of the proposed 4.5-mill public safety millage, emphasizing that the revenue would be used exclusively for public safety. She noted that the City already has funding to begin establishing its public safety department and that, if approved, residents would receive information explaining the millage and its implementation. She added that all state property tax exemptions would apply and that the City is pursuing additional local exemptions through the required approval process. Director Ellis welcomed questions from the Council.

The following questions were raised by the Council:

- Councilmember Herndon asked when tax bills would be issued and when payment would be due. Finance Director Ellis stated that bills are expected to be mailed on October 1, with payment due by December 1.
- Councilmember Brown asked whether residents could make split payments. Director Ellis responded that split payments are allowed, provided the full balance is paid by December 1.
- Councilmember Brown also asked what would happen if a resident could not pay by the due date. Director Ellis explained that state-mandated penalties and interest would begin to accrue.
- Councilmember Jeffcoat asked whether there is a grace period. Director Ellis stated that the due date is established by state law and cannot be extended. She added that the City reports taxes to the County, which then reports to the State.
- Councilmember Herndon asked what recourse would be available for residents who are unable to pay. Director Ellis reiterated that penalties and interest would accrue and noted that the City would determine how to address delinquent accounts. She added that any penalties and interest are tied to the property.
- Councilmember Ferguson asked whether the City could work with the County or State to provide a grace period. City Manager Tanks responded that the City cannot override state law, as property taxes are governed by state statute.

Mayor Owens noted that, at a 4.5-mill rate, the estimated cost for a home with a median value of \$350,000 would be approximately \$52.50 per month.

City Manager Tanks reiterated that if any of the residents have specific questions, the

finance team is available to assist with questions and discuss specifics.

Mayor Owens called for any additional questions from the Council. There were none.

Mayor Owens recognized City Attorney Emilia Walker-Ashby, who requested a five-minute recess to allow a chart she had prepared to be displayed to the public. Mayor Owens granted the request, and the meeting reconvened at 7:03p m.

Following the recess, City Manager Tanks addressed questions regarding school tax exemptions for seniors, homestead exemptions, and concerns about double taxation. Finance Director Karen Ellis explained how the tax would be handled for residents who pay property taxes through their mortgage escrow accounts. Mayor Owens reiterated that the proposed levy is a Special Service District (SSD) tax dedicated exclusively to public safety—not a general City property tax—and stated that the SSD approach promotes transparency and accountability.

City Attorney Emilia Walker-Ashby presented a chart comparing Mableton's proposed tax structure with those of other Cobb County cities. She explained that all cities in the county are subject to the same County levies—8.46 mills for the general levy and 2.97 mills for Fire/EMS—for a combined County rate of 11.43 mills. She noted that, with the proposed 4.5-mill Police Special Service District (SSD), Mableton's total combined millage would be 15.93 mills, the lowest overall tax rate among the cities included in the comparison.

Mayor Owens invited questions from the Council. Hearing none, he emphasized the importance of understanding how Mableton compares with other cities.

Mayor Owens asked whether any changes had been made since the ordinance's last reading. City Attorney Emilia Walker-Ashby confirmed that revisions had been made and explained that the primary change was the addition of subsection C, which specifies the payment schedule.

Mayor Owens recognized City Clerk Hiott to introduce the public hearing. She explained the difference between the general public comment and the public hearing comment. Mayor Owens then opened the public hearing and called for those who wished to speak in favor.

After one speaker addressed matters unrelated to the public hearing, Councilmember Jeffcoat requested that five minutes be added to the public hearing to ensure those wishing to speak in favor of the item had an opportunity to do so.

Motion was made by Councilmember Jeffcoat to add an additional 5 minutes to the clock for those who wished to speak in favor. Mayor Owens made a point of order and approved the request. There was no opposition from the Council.

Those who spoke in favor:

Benjamin Bailey
Tyrone Simmons
Brenda Robinson

Mayor Owens called for speakers wishing to speak in opposition. City Clerk Hiott acknowledged that an additional five minutes would also be provided for the opposition, consistent with the additional time granted to those speaking in favor.

Those who spoke in opposition:

Greg Queen
Jim Torrell
Denny Wilson
Corey Jiggetts
Jolie Elder
Joyce Steele
Patricia Thomas
Wayne Glover
A male speaker
Roy Wilcox

Others who submitted comment cards/spoke during the public hearing:

Kelly B Johnson
David Coney
Pat H.
David Chambers

Mayor Owens closed the public hearing and opened the floor for comments and questions. He thanked residents for participating and emphasized the importance of civic engagement and ensuring that residents' voices are heard.

Mayor Owens addressed the proposed millage rate and the ongoing discussions between the City and County regarding public safety services. He noted that Cobb County provided detailed information regarding the cost of providing public safety services to Mableton's approximately 80,000 residents and stated that this information is part of the public record and will be made available on the City's website for public reference. Mayor Owens recognized the accomplishments of the Cobb County Police Department while noting that a long-term agreement for police services was not extended and that the current agreement is limited to one year. Mayor Owens stated that the City has consulted with public safety subject-matter experts regarding the establishment of a Mableton Police Department.

Mayor Owens highlighted the benefits of establishing a dedicated public safety division for the City of Mableton, including dedicated officers and services. He explained that the division would encompass emergency management, law enforcement services, code enforcement, community engagement, and other public safety functions. He encouraged residents to attend regular Council meetings to stay informed.

Mayor Owens opened the floor for Council comments.

Councilmember Davis thanked residents for attending and participating in the discussion. He emphasized the thoughtful consideration that went into the decision and encouraged continued collaboration to strengthen the City of Mableton and the South Cobb community.

as a whole.

Councilmember McNeely stated that public safety is a fundamental responsibility of local government. He emphasized that “we can only control what we can control” and noted that the City had to explore alternative options. He noted that leadership requires making difficult decisions and thanked residents for sharing their comments, emphasizing the importance of ensuring that residents always have a voice.

Councilmember Jeffcoat emphasized that the Council is committed to advocating for the City and its residents. She highlighted the effort involved in establishing a rate that serves the best interests of the community and reiterated the Council’s commitment to fiscal responsibility. She stated that funds generated through the Public Safety Special Service District will be used exclusively for public safety. Councilmember Jeffcoat noted that while the City may have the ability to establish a police department quickly, the process should be approached thoughtfully and strategically. She emphasized the importance of making methodical, well-informed decisions and thanked residents for attending, sharing their concerns, and participating in the discussion.

Councilmember Brown thanked residents for attending and sharing their perspectives. She mentioned that South Cobb has experienced historic disinvestment, which contributed to her support for cityhood and the opportunity for Mableton to shape its own future. She emphasized that leadership requires navigating challenges as they arise and highlighted the importance of economic development to generate additional revenue and reduce the financial burden on residents. Councilmember Brown acknowledged the timeline pressures surrounding the establishment of a police department and encouraged residents to reach out with questions, reinforcing the importance of maintaining open communication between the Council and the community.

Councilmember Ferguson noted the increase in property values throughout the City and emphasized that the Council’s focus remains on ensuring the safety of residents while making sound, fiscally responsible decisions in the best interest of Mableton. He encouraged residents to continue supporting efforts to build and move the City forward, expressed appreciation for Cobb County’s public safety personnel, and highlighted the Council’s passion and commitment to serving the community and making decisions that support the City’s future.

Councilmember Herndon expressed gratitude to those in attendance and emphasized the importance of honesty and transparency throughout the process. She noted her concerns and stated that residents have not received the best deal but acknowledged the challenges and decisions facing the City. Councilmember Herndon raised concerns about the lack of clarity regarding costs and suggested involving the public earlier in discussions to promote greater transparency. She expressed that the proposed millage is unfair, negatively impacts constituents, and represents a disservice to the community.

Mayor Owens called for any additional comments.

Mayor Owens referenced the information presented by the Cobb County Police Department during the January 5 public meeting, which outlined the methodology used to determine the estimated cost of police services for the City of Mableton. He noted that discussions regarding a Special Service District and the development of a public safety division have

been ongoing for more than a year. Mayor Owens stated that he would ensure the information is made available on the City's website and emphasized that the Council has continued to address concerns regarding double taxation while prioritizing the protection of public safety services.

Mayor Owens welcomed comments from the City Manager and City Attorney.

City Manager Tanks discussed the estimated \$22 million cost of public safety services and explained how that amount resulted in the proposed 4.5-mill rate. He discussed the negotiation process and the considerations that led the City toward establishing its own public safety division, highlighting the benefits of dedicated and focused City services. He addressed additional resident questions and concerns, emphasizing that a service delivery agreement is required by the State and that failure to reach an agreement could have resulted in sanctions. He encouraged residents to continue reaching out with questions and remain engaged in the process.

Mayor Owens called for a motion.

Motion was made by Councilmember Ferguson and seconded by Councilmember Brown to approve the Ordinance setting the millage rate for the public safety special service district. The motion passed 6-1. Councilmember Herndon voted against.

Mayor Owens thanked the Council, City staff, and residents for their efforts, engagement, and participation throughout the process.

7. **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 spoke during public comment were:

Rosie Turner acknowledged the Council for their hard work and dedication. She encouraged rest and breaks for the Council to maintain well-being.

Joyce Steele shared her feedback on the presentation of the budget to the public. She suggested including comparisons with past budgets, using common language, and providing additional details to help residents better understand the information.

Denny Wilson expressed her opinion on the idea of double taxation of the residents by the County and suggested that the City should have taken further legal action.

Kelly B. Johnson thanked the Council for their display of humility tonight and noted that he will be sending his concerns via email for the Mayor's consideration.

Those who turned in general public comment cards & did not wish to speak:

Brian Moore

Bryce Lingenfelter

There were no additional speakers. Mayor Owens recognized State Representative Terry Cummings to share her thoughts.

State Representative Terry Cummings stated that she is the only State Representative that lives in Mableton. She acknowledged the work of the City Council on this matter. She noted that she was not expecting police services this soon. She highlighted that this is where we are. She emphasized that herself and no other member of the Cobb legislative delegation have plans on moving forward with dissolving the City. She supported the idea of the City taking further legal actions against the County. She acknowledged the excellence of the Cobb County Police Department. She encouraged the Council to continue looking for avenues to resolve this issue.

Mayor Owens thanked Representative Cummings for her words and for attending.

8. CONSENT AGENDA

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

- a. **Approval of a Resolution Updating the City of Mableton Classification and Pay Plan and for Other Lawful Purposes**
- b. **To review a summary of the License Review Board hearing conducted on June 2, 2026 for Prime Enterprise LLC DBA Citgo Food Mart, Jasdaya Enterprise LLC DBA Buddy's Market and Public Super Markets, Inc. DBA Publix Supermarkets, Inc., #0464.**

9. UNFINISHED BUSINESS

- a. **Second 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 to provide additional information. Director Pope stated that there had been no significant changes since the first reading and explained that the requested updates to the ordinance were intended to correct minor discrepancies in the tenure dates of a couple employees. She then asked if the Council had any questions. Hearing none, Mayor Owens called for a motion.

Motion was made by Councilmember Ferguson and seconded by Councilmember Davis to approve the Ordinance updating the Georgia Municipal Associations' Employee Benefit System (GMEBS) Defined Benefit Retirement Plan. The motion carried 7-0.

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

Mayor Owens announced the original agenda item 10 a and asked that the item be considered after the executive session.

Motion was made by Councilmember Ferguson and seconded by Councilmember Brown to move item 10a after the Executive Session. The motion carried 7-0.

The item was voted on after Executive Session. (Clerk's note: Item 10a was moved on the agenda to item 11a)

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to enter Executive Session for litigation, real estate, and personnel at approximately 9:13pm. The motion carried 7-0. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Brown to exit Executive Session. The motion carried 7-0. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens

11. NEW BUSINESS

- a. Consideration and Approval of Award of Professional Services Agreement for Consulting Services for the Public Safety Department and Mayor to negotiate and execute in substantial form the agreement with IXP Corporation - City Manager Bill Tanks
(During meeting, the item was moved to after Executive Session.)**

After Executive Session concluded, the move 10a to now 11a was considered.

Motion was made by Councilmember McNeely and seconded by Councilmember Ferguson for the Approval of Award of Professional Services Agreement for Consulting Services for the Public Safety Department and Mayor to negotiate and execute in substantial form the agreement with IXP Corporation. The motion carried 7-0.

12. ADJOURNMENT

Motion was made by Councilmember Jeffcoat and seconded by Councilmember McNeely to adjourn. The motion passed 7-0. There being no further business, the Mayor adjourned the meeting at approximately 10:50pm.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk

ATTACHMENT A

**Application for
Temporary Land Use Permit
Mableton, Georgia**

Application No. LUP26-001
PC Hearing Date: 5/7/26
M&C Hearing Date: 5/27/26

Applicant Arturo Hernandez Phone # 323-209-7740 E-mail arubalcaba0423@gmail.com

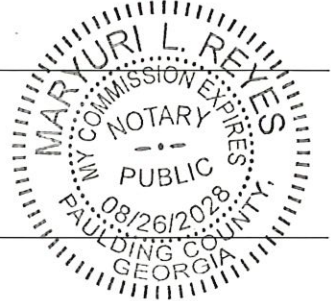
(representative's name, printed) Address 71 Hillcrest Dr Se Austell Ga 30168

(representative's signature) Phone # _____ E-mail _____

Signed, sealed and delivered in presence of:

(Signature)
(Notary Public)

My commission expires: _____



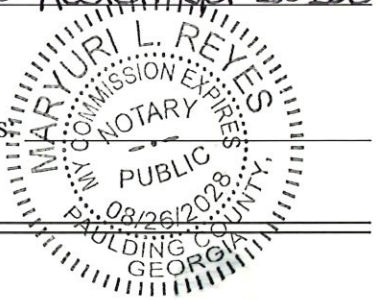
Titleholder Ruth Sanchez Phone # 678-9934381 E-mail ruthalo.13@gmail.com

Signature _____ Address 71 Hillcrest Dr Se Austell Ga 30168
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

(Signature)
Notary Public

My commission expires: _____



Present Zoning R-20 (Cobb Co. District)

Type of Permit

Temporary Land Use X; Poultry on less than two acres _____; Other _____

Renewal - Yes _____ No _____

For the Purpose of Parking 4 more cars in the property (Total: 6)

Location _____
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 506 District 18th

Size of Tract 0.94 Acre(s)

Will any site improvements (i.e., grading, tree removal, paved parking, detention facilities, additions to house or other permitted structure, etc.) be undertaken on the subject property? ✓ Yes _____ No _____

ATTACHMENT B1

Application for
Temporary Land Use Permit
Mableton, Georgia

Application # _____
PC Hearing Date _____
M&C Hearing Date _____

For Business Use or for a Use Not Permitted

1. Type of business or request? _____
2. Number of employees? _____
3. Days of operation? _____
4. Hours of operation? _____
5. Number of clients, customers or salespersons coming to the property per day? _____ Per
week? _____
6. Where do clients, customers and/or employees park? Driveway: _____ Street: _____ Other
(explain): _____
7. Signs? No: _____ Yes: _____ If Yes, then how many, size and location:

8. Number of vehicles related to this request? (Also state type of vehicle, i.e. dump truck, box truck,
passenger cars) _____
9. Deliveries? No: _____ Yes: _____ (If Yes, then how many per day or week, and is the
deliver via semi-truck, USPS, Fedex, UPS, etc) _____
10. Does the applicant live at the property? Yes: _____ No: _____
11. Any outdoor storage? No: _____ Yes: _____ (If Yes, state what is kept outside):

12. Length of time requested (24 months maximum): _____
13. Is the application a result of a Code Enforcement action? No: _____ Yes: _____ (If Yes, attache a
copy of the Notice of Violation and/or tickets to this form.)
14. Any additional information? (Attach additional sheets if needed.)

pplicant Signature _____ Date: _____
pplicant Name (printed) _____

ATTACHMENT B2

Application for
Temporary Land Use Permit
Mableton, Georgia

Application # _____
PC Hearing Date _____
M&C Hearing Date _____

For Number of Adults and/or Vehicles

1. Number of unrelated adults in the house? _____
2. Number of related adults in the house? 2
3. Number of vehicles at the house? 4 pick up and 2 trailers
4. Where do the residents park? Driveway: X Street: _____ Garage: _____
5. Does the property owner live in the house? Yes: X No: _____
6. Any outdoor storage? No: _____ Yes: _____ (If Yes, state what is kept outside: _____)
7. Length of time requested (24 months maximum): 24 months
8. Is the application a result of a Code Enforcement action? No: _____ Yes: X (If Yes, attache a copy of the Notice of Violation and/or tickets to this form.)
9. Any additional information? (Attach additional sheets if needed.) _____

pplicant Signature [Signature] Date: 02-09-26
pplicant Name (printed) Arturo Hernandez

ONING STAFF USE ONLY BELOW THIS LINE

oning of property: _____
ize of house per Cobb County Tax Assessor records: _____
lumber of related adults proposed: _____ Number permitted by code: _____
lumber of unrelated adults proposed: _____ Number permitted by code: _____
lumber of vehicles proposed: _____ Number permitted by code: _____
lumber of vehicles proposed to be parked outside: _ Number permitted by code: _____

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant* - please see definition below)

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? No

If so, describe the nature and extent of such interest: _____

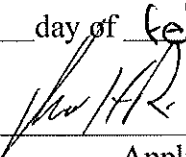
Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) in a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? No

If so, describe the nature and extent of such interest: _____

Does any member of the Mayor and Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? No

If so, describe the relationship and the nature and extent of such interest: _____

I certify that the foregoing information is true and correct, this 09 day of February, 2026.


Applicant's Signature

¹If the answer to any question is "Yes," then the Mayor or the member of the Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Mableton, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of a person who applies for a rezoning action

ATTACHMENT C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant* - please see definition below)

Has the applicant² made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application?

No

If so, the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of Mableton within ten (10) days after this application is first filed.

Please apply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:

No

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution:

No

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application:

No

I certify that the foregoing information is true and correct, this 09 day of February, 2026



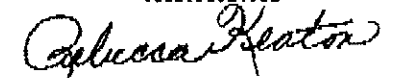
Applicant's Signature

¹If the answer to any question is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Mableton, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

Please return to:
THE BOWERS LAW FIRM, LLC
110 EVANS MILL DRIVE, SUITE 601
DALLAS, GA 30157
File # 165074

Deed Book 15385 Pg 673
Filed and Recorded Oct-19-2016 10:45am
2016-0126620
Real Estate Transfer Tax \$35.00
0332016024532


Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

STATE OF GEORGIA
COUNTY OF PAULDING

WARRANTY DEED

THIS INDENTURE made this 6th day of October, 2016, between

KENNETH HALEY and ROBERT GREYER ,

as party or parties of the first part, hereinafter called Grantor, and

RUTH SANCHEZ-CHAVEZ ,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

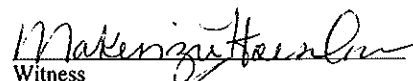
All that tract or parcel of land lying and being in Land Lot 506 of the 18th District, 2nd Section, Cobb County, Georgia, being more particularly described as follows: Beginning at a point on the South side of Hillcrest Drive, which point 955.8 feet from the intersection of the South side of Hillcrest Drive and the Center line of Old River Road (now abandoned); thence Southwesterly a distance of 400 feet to a point; thence Northwesterly a distance of 110 feet to a point; thence Northwesterly a distance of 400 feet to a point on the South side of said Hillcrest Drive; thence Southeasterly and along the South side of said Hillcrest Drive a distance of 110 feet to the Point of Beginning. Subject to any right of way deeds or other easements.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

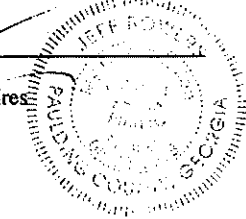

Witness


KENNETH HALEY (Seal)


ROBERT GREYER BY KENNETH HALEY (Seal)
AS HIS AIF

Notary Public
My commission expires

[Attach Notary Seal]




Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

mail
McCurdy & Candler, LLC
Six Piedmont Center, Suite 700
3525 Piedmont Road, NE
Atlanta, GA 30308

RETURN TO:
MCCURDY AND CANDLER, L.L.C.
P.O. BOX 57
DECATUR, GA 30031
File # 11-04001 *FUC 71 Hillcrest Dr. SE*

12^o
STATE OF GEORGIA
COUNTY OF FULTON

SPECIAL WARRANTY DEED

THIS INDENTURE is made this October 26, 2011, by and between Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America (hereinafter referred to as "Grantor"), and Robert Greyer and Kenneth Haley as tenants in common (hereinafter referred to as "Grantee") the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits.

WITNESSETH, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt, adequacy and sufficiency whereof are hereby acknowledged by Grantor, Grantor has granted, bargained, sold, aliened, conveyed and confirmed unto the Grantee, all of Grantor's right, title and interest in and to the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 506 of the 18th District, 2nd Section, Cobb County, Georgia, being more particularly described as follows: Beginning at a point on the South side of Hillcrest Drive, which point 955.8 Feet from the intersection of the South side of Hillcrest Drive and the Center line of Old River Road (now abandoned); thence Southwesterly a distance of 400 Feet to a point; thence Northwesterly a distance of 110 Feet to a point; thence Northwesterly a distance of 400 Feet to a point on the South side of said Hillcrest Drive; thence Southeasterly and along the South side of said Hillcrest Drive a distance of 110 Feet to the Point of Beginning. Subject to any right of way deeds or other easements.

TO HAVE AND TO HOLD, said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of said Grantee forever in FEE SIMPLE, subject only to the matters set forth herein.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price greater than \$18,000.00 for a period of 3 month(s) from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$18,000.00 for a period of 3 month(s) from the date of this deed. These restrictions shall run with the land and are not personal to Grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust

2/2/26, 9:16 AM

Cobb County - G A

Printed: 2/2/2026

Cobb County Online Tax Receipt

Thank you for your payment!



CARLA JACKSON
HEATHER WALKER
Phone: 770-528-8600
Fax: 770-528-8679

TAX COMMISSIONER
CHIEF DEPUTY

Payer:
RUTH SANCHEZ CHAVEZ

SANCHEZ CHAVEZ RUTH

Payment Date: 9/3/2025

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2025	18050600160	10/15/2025	Pay: N/A or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid
\$0.00	\$0.00	\$0.00	\$0.00	\$1,906.50
				Balance
				\$0.00



Scan this code with your
mobile phone to view this
bill!

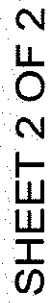


LEGEND



AREA
40,848 sq.ft.
0.94 acres

LEGEND	
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	JUNCTION BOX
	SANITARY SEWER MANHOLE
	DROP INLET
	RW MONUMENT
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	CURB INLET
	HEADWALL
	FLARED END SECTION
	GAS METER
	GAS VALVE
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	LIGHT POST
	1/2 IRON PIN SET (IPS)
	IRON PIN FOUND (IPF)
	CONC. MONUMENT SET (CMS)
	CONC. MONUMENT FOUND (CMF)
	CALCULATED POINT
	EXISTING FENCE



UNITED LAND SURVEYING

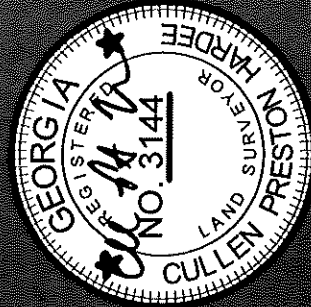
PHONE: 678-293-5232
1258 CONCORD ROAD SUITE #103
SMYRNA, GEORGIA 30080

**RESIDENTIAL & COMMERCIAL
CERTIFICATE OF AUTHORIZATION
NO. LSF001321**

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR :

SCALE: 1" = 50'	LAND LOT: 506	DISTRICT.: 18TH	SECTION.: 2ND
DATE: 3/11/2020	SUBDIVISION: N/A		
FIELD DATE: 2/27/2020	COUNTY: COBB	GEORGIA	

Know what's below.
Call before you dig.
UTILITIES PROTECTION CENTER
1 (800) 282-7411 THROUGHOUT GEORGIA
OR DIAL 811





CITY OF MABLETON PLANNING COMMISSION

SUMMARY REPORT

The applicant is requesting a Temporary Land Use Permit (TLUP2026-001) for a property located in Mableton, Georgia.

Applicant & Property Information

- Applicant: Arturo Hernandez.
- Property Owner: Ruth Sanchez (also known as Ruth Sanchez-Chavez).
- Address: 71 Hillcrest Dr SE, Austell, GA 30168
- Acreage: 0.94
- Land Description: Land Lot 506, 18th Land District.
- Current Zoning: R-20 (Single Family Residential District)

Property History

- Ruth Sanchez-Chavez purchased the property via a Warranty Deed on October 6, 2016, from Kenneth Haley and Robert Greyer. Current tax records show that the 2025 taxes for Parcel ID 18050600160 were paid in full as of September 3, 2025.

Request Details

- Purpose: The permit is requested to allow the parking of six (6) passenger vehicles outside a residential property.
- Duration: The applicant is seeking the maximum allowed period of twenty-four (24) months.
- Household Composition: The subject property is currently occupied by a two-person household of related adults.
- Vehicles & Storage: The property has four pickup trucks and two trailers, which are parked in the driveway.
- Site Improvements: The applicant indicated that no site improvements will occur on the property to accommodate the parking.

Status & Hearings

- Code Enforcement: This application is the result of an active Code Enforcement action.
- Planning Commission (PC) Hearing: Scheduled for Thursday, May 7, 2026.
- Mayor & Council (M&C) Hearing: Scheduled for Wednesday, May 27, 2026.



ZONING MAP





FUTURE LAND USE MAP





AERIAL MAP





AGENDA ITEM MEMORANDUM

MEETING OF: August 12, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval to ratify the stormwater maintenance agreement relating to Rich's Car Wash located in Land Lots 68, 164, and 165, 18th District - 6000 Blackhawk Trail (PIN 18016400010) Stormwater Maintenance Agreement

BACKGROUND/SUMMARY: As part of the land development completion process, a stormwater maintenance agreement with the City of Mableton is required.

BUDGETED/FINANCIAL IMPACT – FUND: No budget impact.

RECOMMENDATION: Approval and Execution of the stormwater maintenance agreement.

ATTACHMENTS:

1. Stormwater Maintenance Agreement - Recorded

STATE OF GEORGIA
COUNTY OF COBB

Maintenance Agreement

WHEREAS, Property Owner **DASH EXPRESS VETERANS, LLC** recognizes that the wet or extended detention facility or facilities (hereinafter referred to as "the facility" or "facilities") must be maintained for the development in the City of Mableton called, **RICHS CAR WASH** located in Land Lot(s) **68 & 165**, District(s) **18th, 2nd Section** of Cobb County, Georgia; and

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

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

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

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

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

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

SECTION 1.

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

SECTION 2.

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

SECTION 3.

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

Easement and by reference made a part hereof.

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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

SECTION 7.

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

SECTION 8.

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

SECTION 9.

Property Owner, its administrators, executors, successors, heirs and assigns hereby indemnifies and holds harmless City and its City's Contract Provider, as well as their authorized agents and employees for any and all damages, accidents, casualties, occurrences or claims which

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

SECTION 10.

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

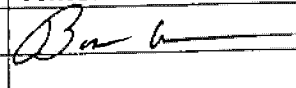
SECTION 11.

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

SECTION 12.

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

SO AGREED this 13th day of July, 2026.

DASH EXPRESS VETERANS, LLC		Attest:
		
Lance Watson		
Managing Member		

Sworn to and subscribed before me

This 13 day of July, 2026

Notary Public

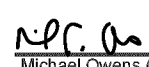
Commission Expires: June 29, 2030



Recommended by Contract Provider:

By:  PE
7/15/26

CITY OF MABLETON, GEORGIA



Michael Owens (Jul 24, 2026 12:20:15 EDT)

By: Michael Owens

Title: Mayor

Date:

07/24/2026


Emilia Walker-Ashby (Jul 24, 2026 11:12:02 EDT)

City Attorney

Attachments:

Exhibit "A" Plat and Legal Description

Exhibit "B" Maintenance and Inspection Schedule

Exhibit "C" Access Easement

Exhibit "D" Standard BMP Operation and Maintenance Inspection Report

EXHIBIT "A"

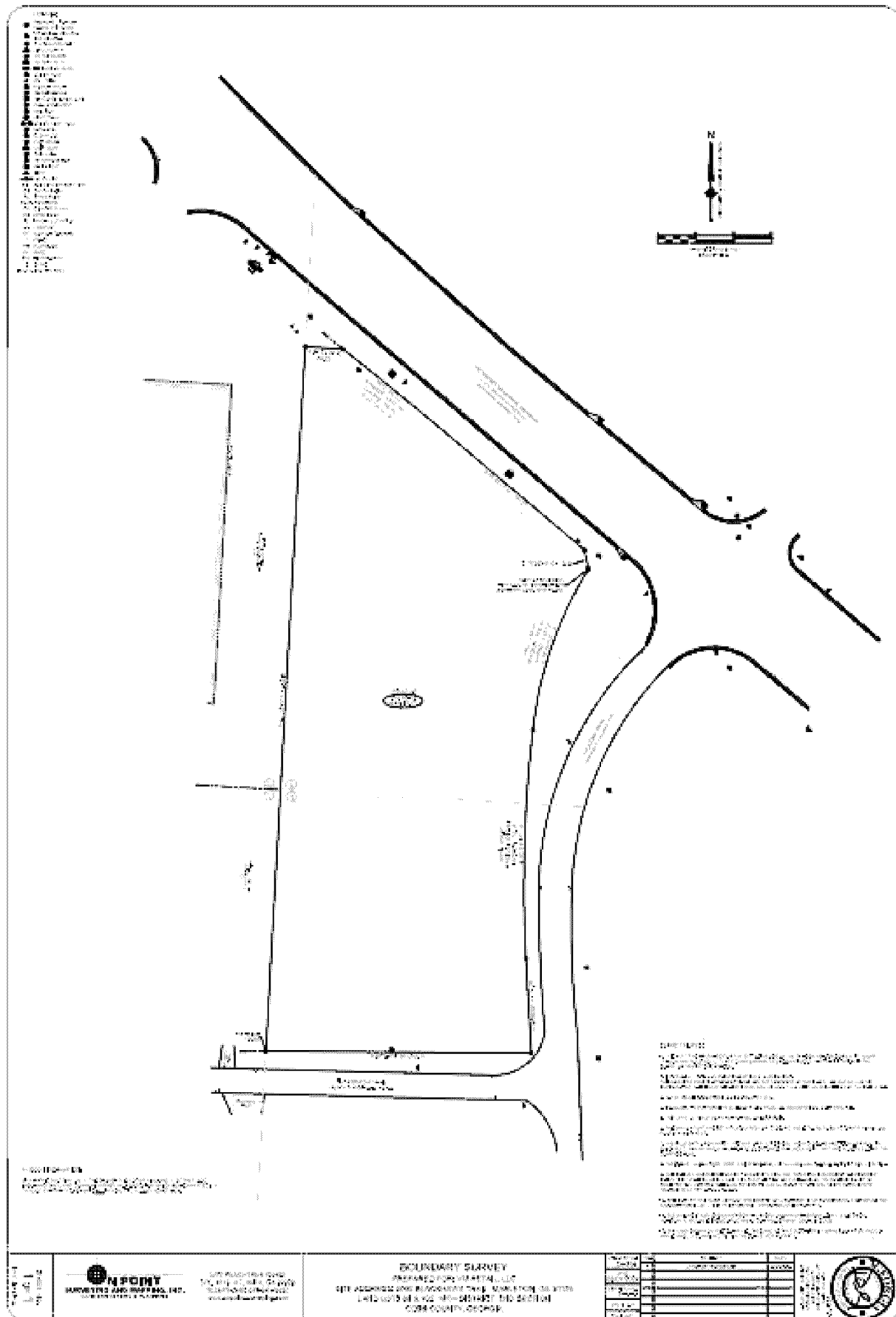


EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 68 AND 165 OF THE 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HICKORY TRAIL (A 50-FOOT RIGHT-OF-WAY), WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BANKHEAD HIGHWAY (A 60-FOOT RIGHT-OF-WAY), AND RUNNING THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HICKORY TRAIL AND FOLLOWING THE CURVATURE THEREOF AN ARC DISTANCE OF 165.92 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 20°01'42" WEST 162.66 FEET; CONTINUING THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HICKORY TRAIL AN ARC DISTANCE OF 179.62 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 00°11'00" EAST 179.16 FEET TO A POINT; CONTINUING THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HICKORY TRAIL SOUTH 04°56'19" EAST 74.10 FEET TO AN IRON PIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HICKORY TRAIL WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BLACKHAWK TRAIL (A 50-FOOT RIGHT-OF-WAY); RUNNING THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BLACKHAWK TRAIL SOUTH 89°05'11" WEST 207.77 FEET; RUNNING THENCE NORTH 01°50'20" EAST 552.51 FEET TO A POINT; RUNNING THENCE SOUTH 87°45'01" EAST 66.94 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BANKHEAD HIGHWAY; RUNNING THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BANKHEAD HIGHWAY SOUTH 50°44'39" EAST 221.98 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE AFOREDESCRIBED PROPERTY CONVEYED BY RIGHT OF WAY DEED FROM ATLANTA INTERNATIONAL DEVELOPMENT, INC., TO THE GEORGIA DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 22, 1992, RECORDED IN DEED BOOK 6952, PAGE 155, COBB COUNTY RECORDS.

Operations & Maintenance Guidance Document

Stormwater Ponds

A stormwater pond is a constructed, shallow stormwater retention basin or landscaped area with a permanent pool of water. Stormwater runoff collected in the pool is treated through settling. In addition, the aquatic bench (fringe wetlands), safety bench, side slopes, and shallow areas of the pond include plants to aid in the filtration and infiltration of the stormwater runoff flowing through the practice.



There are some common problems to be aware of when maintaining a stormwater pond. They include, but are not limited to, the following:

- Sediment build-up
- Clogging in the inlet and outlet structure
- Establishing vegetation within the stormwater pond
- Pruning and weeding to maintain appearance
- Eutrophic conditions indicated by excessive algae growth or fish kills
- Creating a mosquito habitat

Routine inspection and maintenance should be performed on stormwater ponds to ensure that the structure is functioning properly. Note that during the first year the stormwater pond is built, maintenance may be required at a higher frequency to ensure the proper establishment of vegetation in the practice. For more information on vegetation in stormwater ponds, see Appendix D: Planting and Soil Guidance.

In addition to routine maintenance, stormwater ponds have seasonal and intermittent maintenance requirements. During the winter months, the stormwater pond should be inspected after a snow event (this is specific to northern areas of Georgia) to make sure that the materials used to de-ice the surrounding areas stay out of the practice to avoid further pollution. In addition, planting material should be trimmed during the winter, when the plants are dormant.

Inspect the stormwater pond after a large rainstorm. Keep drainage paths (both to and from the BMP) clean so that the water can properly flow into the stormwater pond. If the stormwater pond is not draining properly, check for clogging in the inflow and outflow structures.

If the forebay or stormwater pond has received a significant amount of sediment over a period of time, then the sediment at the bottom of the forebay or pond may need to be removed. Accumulated sediment in the practice decreases the available storage volume and affects the pond's ability to function as it was designed. A sediment marker should be placed in the forebay to determine when sediment removal is required. It is important to note that sediment excavated from stormwater ponds

Operations & Maintenance Guidance Document

that does not receive stormwater runoff from stormwater hotspots are typically not considered to be toxic and can be safely disposed through either land application or landfilling. Stormwater hotspots are areas that produce higher concentrations of metals, hydrocarbons, or other pollutants than normally found in urban runoff. Examples of operations performed in potential stormwater hotspots include vehicle maintenance and repair, vehicle washing, landscaping/grounds care, and outdoor material and product storage. Check with the local development review authority to identify any additional constraints on the disposal of sediments excavated from stormwater ponds.

Periodic mowing of the pond buffer is only required along maintenance right-of-way and the embankment. The remaining buffer can be managed as a meadow (mowing every other year) or a forest.

In order to keep the water that exits the stormwater pond clean, fertilizers should be used sparingly during establishment. Once the vegetation in the practice has been established, fertilizers should not be used. While vegetation in the stormwater pond is important, the primary purpose of a stormwater pond is to act as a water quantity and quality device, and introducing fertilizers into the stormwater pond introduces nutrients such as phosphorus and nitrogen that can pollute downstream waters. In addition, stormwater ponds should already be nutrient rich environments that do not require fertilization. To control animal nuisances and invasive species, pesticides (including herbicides, fungicides, insecticides, or nematode control agents) should be used sparingly and only if necessary.

Stormwater ponds create a challenge for controlling mosquitos, because some types of vegetation, such as cattails, can create an environment that allows mosquitoes to breed both in the pond and along the shoreline. Keeping the practice free of trash will help the practice from becoming a mosquito habitat. Another method to control mosquitoes is to place fish, such as the mosquitofish (*Gambusia affinis*), in the pond to help with controlling the mosquitoes. Animals such as dragonflies, diving beetles, birds, and bats may aid on controlling mosquitoes, however it is likely that additional measures, such as chemicals, may be required to control the mosquitoes (using chemicals should be a last resort). Keeping the pond at a depth of four feet or greater can aid in mosquito control by limiting vegetation growing around the pond. If mosquitoes begin to pose a problem, consult a qualified professional.

Pond dam inspection and maintenance is also very important. The pond dam should be inspected for seepage and structural integrity. Look for saturated soil, sediment deposits, and flowing water at the base of an earthen dam and on the rear face of the dam. On concrete dams, look for seepage, cracks, leaks and rust stains, or bulges. If any signs of seepage are found, consult a Professional Engineer. Pests such as burrowing animals and fire ants can pose a major threat to dam safety. Fire ant tunnels and animal burrows can weaken the dam structure and create an undesired water pathway through the dam. In addition, tree roots are another source of potential damage and failure. Woody vegetation may not be planted on the embankment or allowed to grow within 15 feet of the toe of the embankment and 25 feet from the principal spillway structure. If you have a large dam that is subject to regulations by the state, other maintenance items may be required. Please consult a Professional Engineer for additional guidance.

Operations & Maintenance Guidance Document

Ponds can be an attractive nuisance, so security and safety should be taken into consideration. Fencing requirements are at the discretion of the local government. If security measures such as a fence and gate are present, ensure that they are functional and locked.

It is important that the embankment for a pond be inspected regularly for trees and animal activity. Trees growing on the top or sides of the embankment should be removed. The roots of trees grow into the embankment and will weaken the structure of the embankment by creating passage ways that allow water to flow through the embankment. Trees that are blown over or damaged by storms can loosen or remove soil which weakens the strength of the embankment. In the same way animals can burrow holes weakening the structure of the embankment. These holes act as a passage way for the water to travel through the embankment, increasing the potential for the embankment to fail.

Geese are attracted to open water, clean lines of sight, and grass. They can become a nuisance to stormwater ponds if they are causing damage to plants or the banks, or if they are 'loading' the pond with nutrients and bacteria. Geese can be discouraged from using a stormwater pond by planting the buffer with shrubs and native ground covers or installing an aquatic shelf, but ensure that access points are maintained.

The table below shows a schedule for when different maintenance activities should be performed on a stormwater pond.

Stormwater Ponds Typical Routine Maintenance Activities and Schedule

Activity	Schedule
- Inspect inlets, outlets and overflow spillway to ensure good condition and no evidence of erosion. - Clean and remove debris from inlet and outlet structures. - Mow side slopes. - Inspect pond dam for structural integrity. - Remove trash from the area around the pond.	Monthly
If wetland components are included, inspect for invasive vegetation.	Semiannual Inspection
- Inspect for damage, paying particular attention to the control structure. - Check for signs of eutrophic conditions (e.g., algal blooms and fish kills). - Note signs of hydrocarbon build-up (e.g., an oil sheen), and remove appropriately. - Monitor for sediment accumulation in the facility and forebay. - Check all control gates, valves, or other mechanical devices.	Annual Inspection
Repair undercut or eroded areas.	As Needed
Perform wetland plant management and harvesting.	Annually (if needed)
Remove sediment from the forebay.	5 to 7 years or after 50% of the total forebay capacity has been lost

EXHIBIT 'C'**PERMANENT WATER QUALITY BMP AND ACCESS EASEMENT
AGREEMENT**

STATE OF GEORGIA

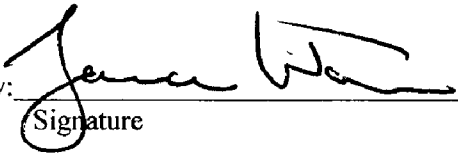
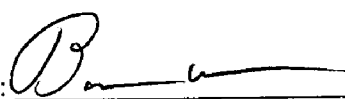
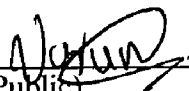
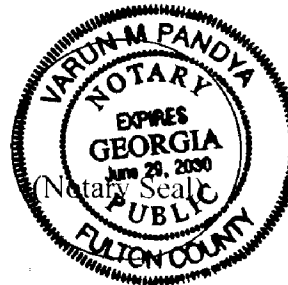
COUNTY OF COBB

THIS EASEMENT granted this 13th day of July 2026

between the property owner Dash Express Veterans, LLC as party of the first part, hereinafter referred to as Grantor, and City of Mabelton, a political subdivision of the State of Georgia, as party of the second part, hereinafter referred to as Grantee.

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

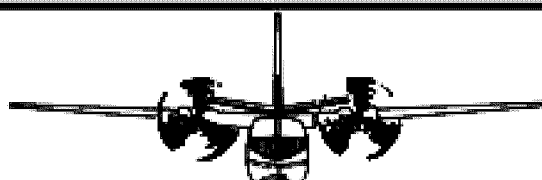
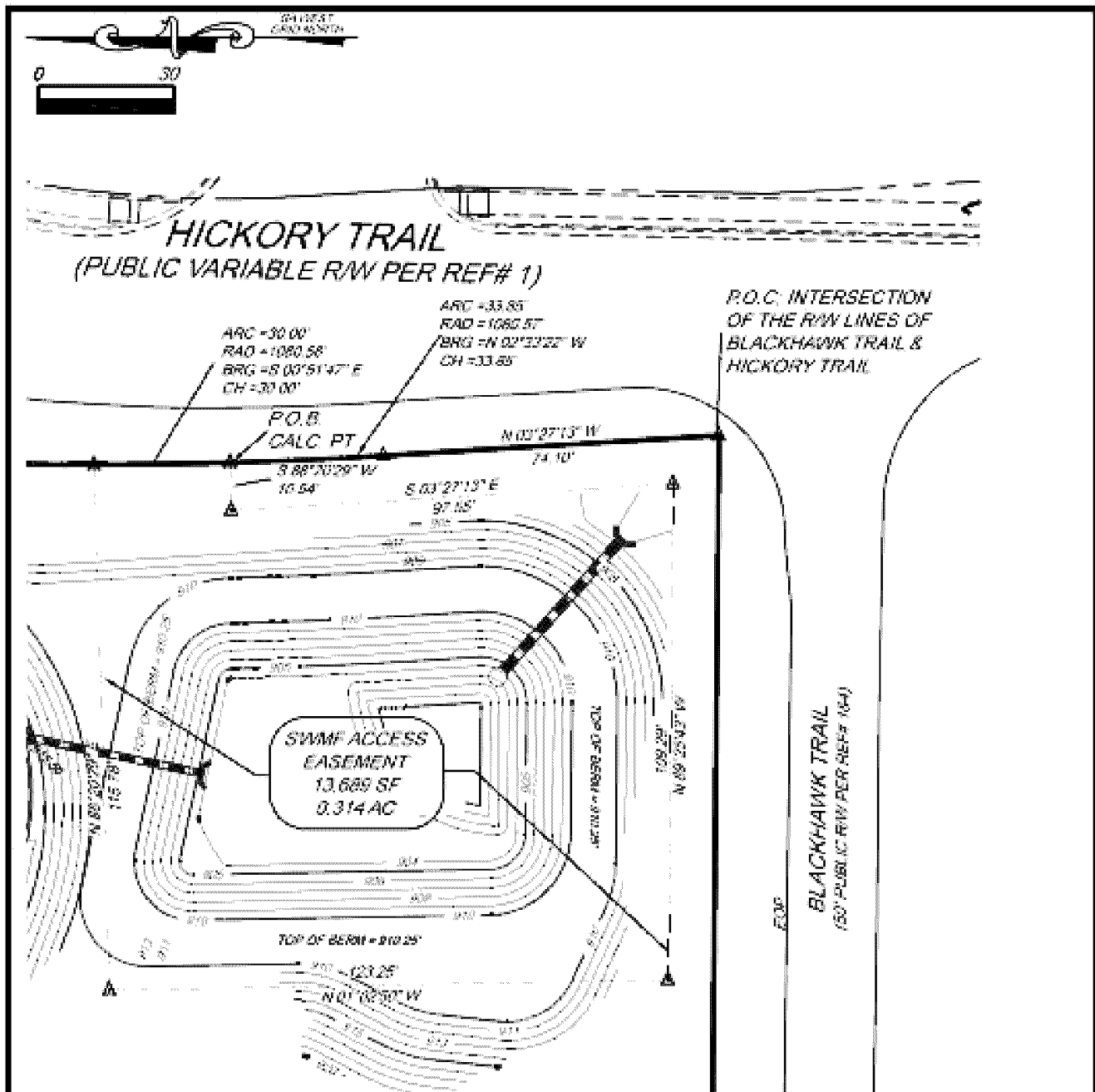
The purpose of this easement is to allow Grantee, or its agents, access for maintenance activities to the Water Quality Best Management Practice (BMP) facility, and to prevent development of the property within the easement following issuance of the Certificate of Occupancy or in the case of a residential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

PERMANENT WATER QUALITY BMP AND ACCESS EASEMENT AGREEMENTSO AGREED this 13th day of July, 2026.**PROPERTY OWNER
LIMITED LIABILITY CORPORATION**Name of LLC: DASH EXPRESS VETERANS, LLC,
A Georgia Limited Liability CompanyBy: 
Signature
Lance Watson
Printed or Typed NameAttest: 
Signature of Witness
Brandon Louch
Printed or Typed NameTitle: Managing Member
(Notary Public)

Attachments:

Exhibit 1 (Plat of Easement)

EXHIBIT '1'



METRO ENGINEERING &
SURVEYING CO., INC.

SURVEYORS • ENGINEERS • PHOTOGRAMMETRISTS
 PROVIDING PROFESSIONAL SERVICE SINCE 1957
 1469 Highway 20 West • McDonough, Georgia 30253
 Phone: 770-707-0777 • Fax: 770-707-0755
www.maim-engineering.com

SHMF - ACCESS EASEMENT EXHIBIT

RICH'S CAR WASH
8000 BLACKHAWK TRAIL, MABLETON, GEORGIA

		REVISIONS	
LAND LOTS: 58 & 165			
DISTRICT: 18TH DIST. 2ND SECT.			
COUNTY: COBB (CITY OF MABLETON)		DATE: 07-13-2025	
STATE: GEORGIA		JOB No.: 15993	
DATE: 07-13-2025	SCALE: 1"=30'	DSK:	
		FILE:	

LEGAL DESCRIPTION – SWMF ACCESS EASEMENT**RICH'S CAR WASH – MLDP2025-0048**

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 165, 18TH DISTRICT, 2ND SECTION; COBB COUNTY, CITY OF MABLETON, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS ;

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BLACKHAWK TRAIL (HAVING A 50' PUBLIC RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY LINE OF HICKORY TRAIL (HAVING A 50' PUBLIC RIGHT OF WAY); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF HICKORY TRAIL, THE FOLLOWING COURSES AND DISTANCES; THENCE N 03°27'13" W FOR A DISTANCE OF 74.10' TO A POINT; THENCE, ALONG A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 33.85', WITH A RADIUS OF 1080.57', WITH A CHORD BEARING OF N 02°33'22" W, WITH A CHORD LENGTH OF 33.85' TO A POINT AND BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY OF HICKORY TRAIL, S 88°20'29" W FOR A DISTANCE OF 10.54' TO A POINT; THENCE S 03°27'13" E FOR A DISTANCE OF 97.55' TO A POINT; THENCE N 89°25'43" W FOR A DISTANCE OF 109.29' TO A POINT; THENCE N 01°02'50" W FOR A DISTANCE OF 123.25' TO A POINT; THENCE N 88°20'29" E FOR A DISTANCE OF 115.78' TO A POINT LOCATED ON THE WESTERLY RIGHT OF WAY LINE OF HICKORY TRAIL; THENCE ALONG SAID RIGH OF WAY LINE WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 30.00', WITH A RADIUS OF 1080.58', WITH A CHORD BEARING OF S 00°51'47" E, WITH A CHORD LENGTH OF 30.00' TO THE POINT OF BEGINNING;

SAID PARCEL TOTALING 13,689 SQUARE FEET OR 0.314 ACRES AS SHOWN ON "SWMF – ACCESS EASEMENT EXHIBIT" PREPARED BY METRO ENGINEERING AND SURVEYING, DATED 07-13-2026.

MES PROJECT ID: 15993

EXHIBIT D - MAINTENANCE
AND INSPECTION REPORT

Operations & Maintenance Guidance Document

Stormwater Pond					
Maintenance Item	Condition				Comment
	Good	Marginal	Poor	N/A	
General Inspection					
Access to the site is adequately maintained for inspection and maintenance.					
Area is clean (trash, debris, grass clippings, etc. removed).					
Inlet Structure					
Drainage ways (overland flow or pipes) to the practice are free of trash, debris, large branches, etc.					
Area around the inlet structure is mowed and grass clippings are removed.					
No evidence of gullies, rills, or excessive erosion around the inlet structure.					
Inlet pipe is in good condition, and water is going through the structure (i.e. no evidence of water going around the structure).					
Diversion structure (high flow bypass structure or other) is free of trash, debris, or sediment. Comment on overall condition of diversion structure and list type.					
Pretreatment (choose one)					
Forebay – area is free of trash, debris, and sediment.					
Filter Strip or Grass Channels – area is free of trash debris and sediment. Area has been mowed and grass clippings are removed. No evidence of erosion.					
Rock Lined Plunge Pools – area is free of trash debris and sediment. Rock thickness in pool is adequate.					
Main Treatment					
Main treatment area is free of trash, debris, and sediment.					
Erosion protection is present on site (i.e. turf reinforcement mats). Comment on types of erosion protection and evaluate condition.					
No algal growth along or within the pond.					
Native plants were used in the practice according to the planting plan. No undesirable vegetation.					
Practice seems to be working properly. No settling around the stormwater pond.					

Operations & Maintenance Guidance Document

Stormwater Pond					
Maintenance Item	Condition				Comment
	Good	Marginal	Poor	N/A	
Comment on overall condition of stormwater pond.					
Vegetation within and around practice is maintained per landscaping plan. Grass clippings are removed.					
No significant sediment accumulation within the practice.					
No evidence of use of fertilizer on plants (fertilizer crusting on the surface of the soil, tips of leaves turning brown or yellow, blackened roots, etc.).					
Plants seem to be healthy and in good condition. Comment on condition of plants.					
Emergency Overflow					
Emergency overflow is free of trash, debris, and sediment.					
No evidence of erosion, scour, flooding, or animal activity around the structure.					
No evidence of erosion, scour, or flooding around the structure.					
Outlet Structure					
Outlet structure is free of trash, debris, and sediment.					
No evidence of erosion, scour, or flooding around the structure.					
Outlet structure does not appear to be blocked.					
No evidence of animal activity.					
No evidence of seepage on the downstream face.					
Results					
Overall condition of Stormwater Pond:					
Additional Comments					
Notes: If a specific maintenance item was not checked, please check N/A and explain why in the appropriate comment box.					



AGENDA ITEM MEMORANDUM

MEETING OF: August 12, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval to execute in substantial form the stormwater maintenance agreement relating to TKHC Ministries located in Land Lots 107, 17th District - 550 Lions Club Dr (17010700100) - Stormwater Maintenance Agreement

BACKGROUND/SUMMARY: As part of the land development completion process, a stormwater maintenance agreement with the City of Mableton is required.

BUDGETED/FINANCIAL IMPACT – FUND: No budget impact.

RECOMMENDATION: Approval and Execution of the stormwater maintenance agreement.

ATTACHMENTS:

1. Stormwater Maintenance Agreement

STATE OF GEORGIA
COUNTY OF COBB

Maintenance Agreement

WHEREAS, Property Owner TKHC Ministries recognizes that the wet or extended detention facility or facilities (hereinafter referred to as “the facility” or “facilities”) must be maintained for the development in the City of Mableton called, TKHC Ministries, located in Land Lot(s) 107, District(s) 17, of Cobb County, Georgia; and

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

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

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

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

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

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

SECTION 1.

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

SECTION 2.

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

SECTION 3.

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

Easement and by reference made a part hereof.

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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

SECTION 7.

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

SECTION 8.

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

SECTION 9.

Property Owner, its administrators, executors, successors, heirs and assigns hereby indemnifies and holds harmless City and its City's Contract Provider, as well as their authorized agents and employees for any and all damages, accidents, casualties, occurrences or claims which

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

SECTION 10.

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

SECTION 11.

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

SECTION 12.

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

SO AGREED this 20 day of June, 2026.

Thy Kingdom Has Come International Ministries, a Georgia Corporation		Attest:
Teresa Goggins <i>Teresa M. Goggins</i>		Corporate Secretary
Vice President <i>Teresa M. Goggins</i>		

Sworn to and subscribed before me

This 20 day of June, 2026

Loretta Hill-Adams

Notary Public

Commission Expires: *7/11/2026*



Recommended by Contract Provider:

By: *Russell Gough*

CITY OF MABLETON, GEORGIA

By: _____

Title: _____

Date: _____

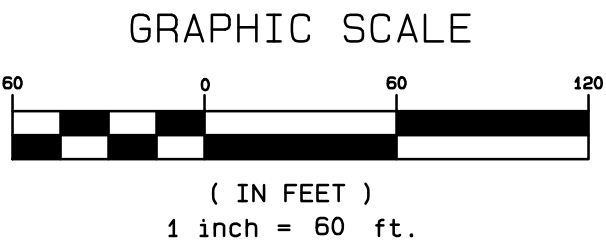
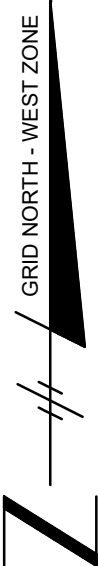
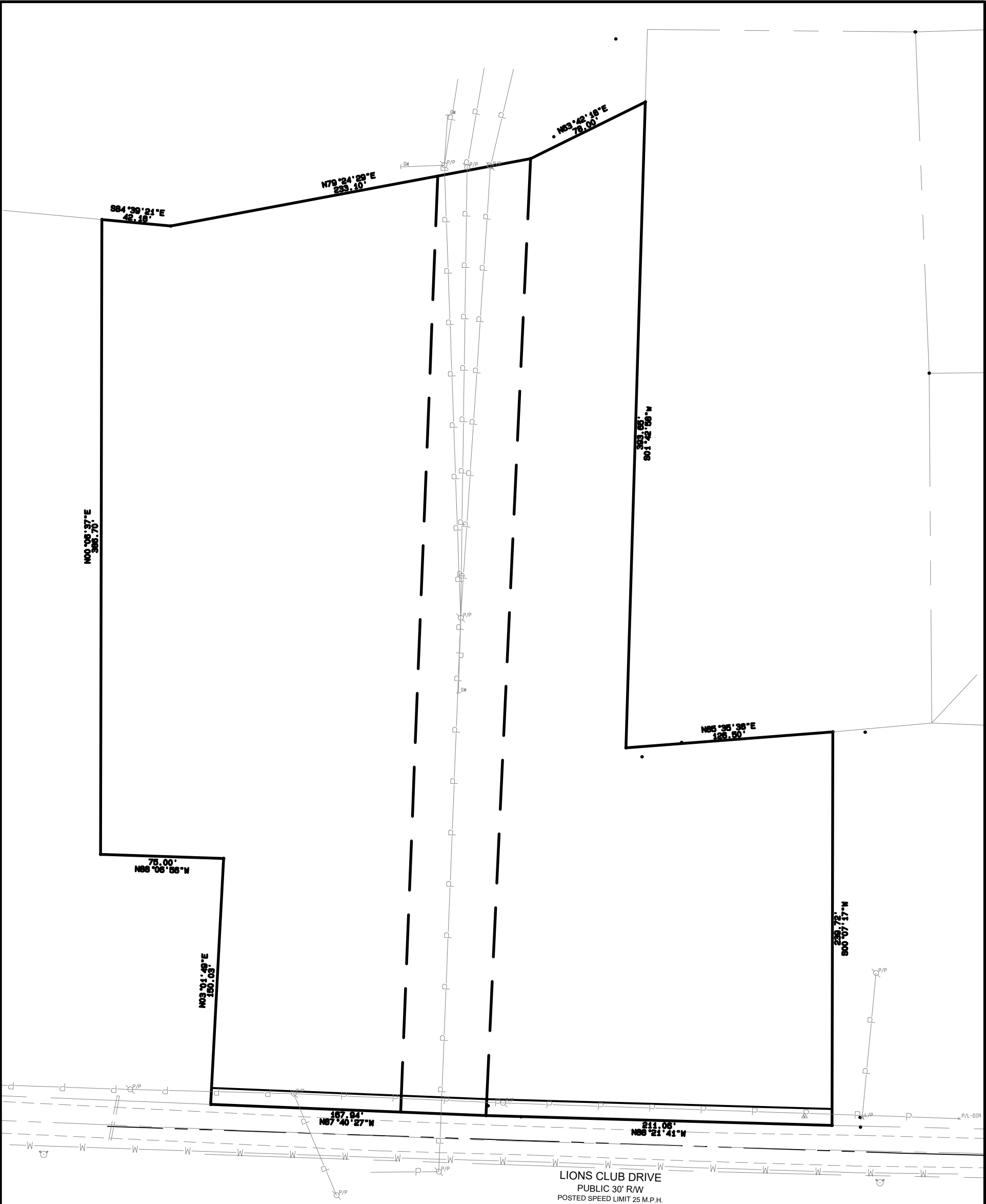
Attachments:

Exhibit "A" Plat and Legal Description

Exhibit "B" Maintenance and Inspection Schedule

Exhibit "C" Access Easement

Exhibit "D" Standard BMP Operation and Maintenance Inspection Report



TKHC MINISTRIES
BOUNDARY SURVEY
EXHIBIT A

Stormwater Ponds Typical Routine Maintenance Activities and Schedule	
Activity	Schedule
- Inspect inlets, outlets and overflow spillway to ensure good condition and no evidence of erosion. - Clean and remove debris from inlet and outlet structures. - Mow side slopes. - Inspect pond dam for structural integrity. - Remove trash from the area around the pond.	Monthly
If wetland components are included, inspect for invasive vegetation.	Semiannual Inspection
- Inspect for damage, paying particular attention to the control structure. - Check for signs of eutrophic conditions (e.g., algal blooms and fish kills). - Note signs of hydrocarbon build-up (e.g., an oil sheen), and remove appropriately. - Monitor for sediment accumulation in the facility and forebay. - Check all control gates, valves, or other mechanical devices.	Annual Inspection
Repair undercut or eroded areas.	As Needed
Perform wetland plant management and harvesting.	Annually (if needed)
Remove sediment from the forebay.	5 to 7 years or after 50% of the total forebay capacity has been lost
Monitor sediment accumulations, and remove sediment when the pool volume has become reduced significantly, or the pond becomes eutrophic.	10 to 20 years or after 25% of the permanent pool volume has been lost
(Source: WMI, 1997)	

EXHIBIT B
STORMWATER POND
INSPECTION & MAINTENANCE SCHEDULE

WATTS & BROWNING ENGINEERS, INC.

CIVIL ENGINEERS & LAND SURVEYORS
1590 N ROBERTS RD NW STE 107
KENNESAW, GEORGIA 30144-3679

PHONE: (678) 324-6192
FAX: (770) 694-6870

WWW.WBENGR.COM
LSF000429 - PEF000714

SURVEYORS NOTES:

1. THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
2. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.
3. ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.
4. ANY DEPICTION OF GROUNDWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, DITCHES, PONDS, LAKES), NATURAL OR OTHERWISE, SHOWN ON THIS SURVEY ARE MERELY OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENVIRONMENTAL CONDITION. WATTS & BROWNING ENGINEERS, INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL PROFESSIONALS. WATTS & BROWNING ENGINEERS, INC. OFFERS NO CERTIFICATION AS TO EXISTENCE OR NONEXISTENCE OF ANY GROUNDWATER FEATURE OR ENVIRONMENTALLY SENSITIVE AREAS ON OR NEAR THE SUBJECT PROPERTY AS MAY BE DEFINED BY FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATIONS. PRIOR TO PLANNING OR CONSTRUCTION, AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE HOW THE SUBJECT PROPERTY MAY, OR MAY NOT, BE AFFECTED BY ENVIRONMENTAL ISSUES.
5. THIS SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF ANY ABSTRACT OF TITLE; THEREFORE WATTS & BROWNING ENGINEERS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE EASEMENTS AND AGREEMENTS SHOWN HEREON WERE FOUND DURING NORMAL RESEARCH BY THIS FIRM.

REFERENCE MATERIALS

- 1) PLAT: LOT CONSOLIDATION PLAT FOR TKHC MINISTRIES. LOCATED IN LAND LOT 107, 17TH DISTRICT, 2ND SECTION, CITY OF MABLETON, COBB COUNTY, GEORGIA. BY WATTS & BROWNING ENGINEERS, INC. DATED 08/26/2024. LAST REVISED 02/12/2025. RECORDED IN PLAT BOOK 283, PAGE 281.

EXHIBIT OF
PROPOSED ACCESS EASEMENT
FOR
TKHC MINISTRIES
LOCATED IN
LAND LOT 107
17TH DISTRICT, 2ND SECTION
CITY OF MABLETON
COBB COUNTY, GEORGIA

SCALE:	1" = 60'
DATE SURVEYED:	08/26/2024
DATE UPDATED:	N/A
SURVEYED BY:	CSM
DATE DRAFTED:	04/29/2026
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCM
CHECKED BY:	VTH
FIELD BOOK #:	2884
JOB NUMBER:	240122
FOLDER NUMBER:	240122
COGO FILE:	N/A
DISC FILE:	240122 ACCESS ESMT
COUNTY/LL/D/S:	COBB/107/17/2
PLAT FILE:	A
SHEET:	1 OF 3

LINE	ARC	CHORD BEARING	RADIUS	CHORD
L1	130.00'	N87°56'36"W		
L2	308.00'	N88°42'05"W		
L3	211.06'	N88°21'41"W		
L4	25.97'	N87°40'27"W		
L5	20.00'	N87°40'27"W		
L6	46.28'	N01°55'54"E		
C1	37.97'	N10°09'14"W	90.00'	37.69'
L7	1.93'	N22°14'22"W		
C2	42.91'	N11°03'52"W	110.00'	42.64'
L8	226.22'	N00°06'37"E		
L9	48.19'	N18°15'38"E		
L10	22.35'	N04°13'35"W		
C3	15.52'	S68°42'54"W	23.00'	15.22'
L11	61.79'	S88°02'27"W		
L12	76.66'	N87°42'14"W		
C4	30.35'	N49°53'47"W	23.00'	28.20'
L13	36.61'	N12°05'20"W		
C5	40.54'	N34°22'15"E	25.00'	36.24'
L14	29.28'	N80°49'50"E		
C6	17.39'	N85°59'38"E	96.50'	17.37'
L15	22.07'	S88°50'34"E		
C7	68.16'	S79°47'18"E	233.00'	67.92'
L16	13.63'	S59°56'26"E		
C8	38.87'	S35°59'44"E	46.50'	37.74'
L17	9.63'	S89°53'15"E		
L18	60.27'	S04°13'35"E		
L19	48.98'	S18°15'38"W		
L20	223.02'	S00°06'37"W		
C9	35.11'	S11°03'52"E	90.00'	34.88'
L21	1.93'	S22°14'22"E		
C10	46.41'	S10°09'14"E	110.00'	46.06'
L22	46.42'	S01°55'54"W		
L23	18.43'	N12°29'09"W		
C11	17.43'	S42°38'14"W	11.00'	15.67'
L24	61.34'	S88°02'27"W		
L25	76.22'	N87°42'14"W		
C12	14.52'	N49°53'47"W	11.00'	13.49'
L26	36.61'	N12°05'20"W		
C13	21.08'	N34°22'15"E	13.00'	18.85'
L27	29.28'	N80°49'50"E		
C14	15.23'	N85°59'38"E	84.50'	15.21'
L28	22.00'	S88°50'34"E		
C15	63.39'	S79°56'00"E	221.00'	63.18'
L29	12.41'	S59°56'26"E		
C16	22.01'	S41°39'40"E	34.50'	21.64'
L30	8.87'	S77°18'28"W		
L31	6.34'	S74°22'33"W		
L32	11.99'	S02°16'19"W		
L33	6.34'	S69°49'56"E		
L34	11.83'	S72°45'50"E		

**DESCRIPTION OF
PROPOSED ACCESS EASEMENT**

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 107 OF THE 17TH DISTRICT, 2ND SECTION, CITY OF MABLETON, OF COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE **POINT OF BEGINNING**, COMMENCE FROM A POINT FORMED BY THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF GLORE DRIVE (50 FOOT RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY OF LIONS CLUB DRIVE (30 FOOT RIGHT-OF-WAY), AND PROCEED THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF LIONS CLUB DRIVE (30 FOOT RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES;

- 1) NORTH 87°56'36" WEST FOR A DISTANCE OF 130.00 FEET TO A POINT;
- 2) NORTH 88°42'05" WEST FOR A DISTANCE OF 308.00 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP);
- 3) NORTH 88°21'41" WEST FOR A DISTANCE OF 211.06 FEET TO AN IRON PIN FOUND (1/2" REBAR);
- 4) NORTH 87°40'27" WEST FOR A DISTANCE OF 25.97 FEET TO THE **POINT OF BEGINNING**.

FROM THE **POINT OF BEGINNING** THUS ESTABLISHED; PROCEED THENCE NORTH 87°40'27" WEST, A DISTANCE OF 20.00 FEET TO A POINT; THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY OF LIONS CLUB DRIVE (30 FOOT RIGHT-OF-WAY) NORTH 01°55'54" EAST FOR A DISTANCE OF 46.28 FEET TO A POINT; THENCE 37.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 90.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 10°09'14" WEST, 37.69 FEET TO A POINT; THENCE NORTH 22°14'22" WEST FOR A DISTANCE OF 1.93 FEET TO A POINT; THENCE 42.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 110.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 11°03'52" WEST, 42.64 FEET TO A POINT; THENCE NORTH 00°06'37" EAST FOR A DISTANCE OF 226.22 FEET TO A POINT; THENCE NORTH 18°15'38" EAST FOR A DISTANCE OF 48.19 FEET TO A POINT; THENCE NORTH 04°13'35" WEST FOR A DISTANCE OF 22.35 FEET TO A POINT; THENCE 15.52 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 23.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 68°42'54" WEST, 15.22 FEET TO A POINT; THENCE SOUTH 88°02'27" WEST FOR A DISTANCE OF 61.79 FEET TO A POINT; THENCE NORTH 87°42'14" WEST FOR A DISTANCE OF 76.66 FEET TO A POINT; THENCE 30.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 23.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 49°53'47" WEST, 28.20 FEET TO A POINT; THENCE NORTH 12°05'20" WEST FOR A DISTANCE OF 36.61 FEET TO A POINT; THENCE 40.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 34°22'15" EAST, 36.24 FEET TO A POINT; THENCE NORTH 80°49'50" EAST FOR A DISTANCE OF 29.28 FEET TO A POINT; THENCE 17.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 96.50 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 85°59'38" EAST, 17.37 FEET TO A POINT; THENCE SOUTH 88°50'34" EAST FOR A DISTANCE OF 22.07 FEET TO A POINT; THENCE 68.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 233.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 79°47'18" EAST, 67.92 FEET TO A POINT; THENCE SOUTH 59°56'26" EAST FOR A DISTANCE OF 13.63 FEET TO A POINT; THENCE 38.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 46.50 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 35°59'44" EAST, 37.74 FEET TO A POINT; THENCE SOUTH 89°53'15" EAST FOR A DISTANCE OF 9.63 FEET TO A POINT; THENCE SOUTH 04°13'35" EAST FOR A DISTANCE OF 60.27 FEET TO A POINT; THENCE SOUTH 18°15'38" WEST FOR A DISTANCE OF 48.98 FEET TO A POINT; THENCE SOUTH 00°06'37" WEST FOR A DISTANCE OF 223.02 FEET TO A POINT; THENCE 35.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 90.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 11°03'52" EAST, 34.88 FEET TO A POINT; THENCE SOUTH 22°14'22" EAST FOR A DISTANCE OF 1.93 FEET TO A POINT; THENCE 46.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 110.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 10°09'14" EAST, 46.06 FEET TO A POINT; THENCE SOUTH 01°55'54" WEST FOR A DISTANCE OF 46.42 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 107 OF THE 17TH DISTRICT, 2ND SECTION, CITY OF MABLETON, OF COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE **POINT OF BEGINNING**, COMMENCE FROM A POINT FORMED BY THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF GLORE DRIVE (50 FOOT RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY OF LIONS CLUB DRIVE (30 FOOT RIGHT-OF-WAY), AND PROCEED THENCE ALONG THE NORTHERLY

RIGHT-OF-WAY OF LIONS CLUB DRIVE (30 FOOT RIGHT-OF-WAY) THE FOLLOWING COURSES AND DISTANCES;

- 1) NORTH 87°56'36" WEST FOR A DISTANCE OF 130.00 FEET TO A POINT;
- 2) NORTH 88°42'05" WEST FOR A DISTANCE OF 308.00 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP);
- 3) NORTH 88°21'41" WEST FOR A DISTANCE OF 211.06 FEET TO AN IRON PIN FOUND (1/2"REBAR);
- 4) NORTH 87°40'27" WEST FOR A DISTANCE OF 25.97 FEET TO A POINT;.
- 5) NORTH 87°40'27" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT;

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY OF LIONS CLUB DRIVE (30 FOOT RIGHT-OF-WAY) AND PROCEEDING THE FOLLOWING COURSES AND DISTANCES;

- 1) NORTH 01°55'54" EAST FOR A DISTANCE OF 46.28 FEET TO A POINT;
- 2) 37.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 90.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 10°09'14" WEST, 37.69 FEET TO A POINT;
- 3) NORTH 22°14'22" WEST FOR A DISTANCE OF 1.93 FEET TO A POINT;
- 4) 42.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 110.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 11°03'52" WEST, 42.64 FEET TO A POINT;
- 5) NORTH 00°06'37" EAST FOR A DISTANCE OF 226.22 FEET TO A POINT;
- 6) NORTH 18°15'38" EAST FOR A DISTANCE OF 48.19 FEET TO A POINT;
- 7) NORTH 04°13'35" WEST FOR A DISTANCE OF 22.35 FEET TO A POINT;
- 8) NORTH 12°29'09" WEST FOR A DISTANCE OF 18.43 FEET TO THE **POINT OF BEGINNING**.

FROM THE **POINT OF BEGINNING** THUS ESTABLISHED; THENCE 17.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 11.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 42°38'14" WEST, 15.67 FEET TO A POINT; THENCE SOUTH 88°02'27" WEST FOR A DISTANCE OF 61.34 FEET TO A POINT; THENCE NORTH 87°42'14" WEST FOR A DISTANCE OF 76.22 FEET TO A POINT; THENCE 14.52 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 11.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 49°53'47" WEST, 13.49 FEET TO A POINT (); THENCE NORTH 12°05'20" WEST FOR A DISTANCE OF 36.61 FEET TO A POINT; THENCE 21.08 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 13.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 34°22'15" EAST, 18.85 FEET TO A POINT; THENCE NORTH 80°49'50" EAST FOR A DISTANCE OF 29.28 FEET TO A POINT; THENCE 15.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 84.50 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 85°59'38" EAST, 15.21 FEET TO A POINT; THENCE SOUTH 88°50'34" EAST FOR A DISTANCE OF 22.00 FEET TO A POINT; THENCE 63.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 221.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 79°56'00" EAST, 63.18 FEET TO A POINT; THENCE SOUTH 59°56'26" EAST FOR A DISTANCE OF 12.41 FEET TO A POINT; THENCE 22.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 34.50 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 41°39'40" EAST, 21.64 FEET TO A POINT; THENCE SOUTH 77°18'28" WEST FOR A DISTANCE OF 8.87 FEET TO A POINT (); THENCE SOUTH 74°22'33" WEST FOR A DISTANCE OF 6.34 FEET TO A POINT; THENCE SOUTH 02°16'19" WEST FOR A DISTANCE OF 11.99 FEET TO A POINT; THENCE SOUTH 69°49'56" EAST FOR A DISTANCE OF 6.34 FEET TO A POINT; THENCE SOUTH 72°45'50" EAST FOR A DISTANCE OF 11.83 FEET TO THE **POINT OF BEGINNING**.

SAID PROPOSED ACCESS EASEMENT CONTAINING 0.33617 ACRES, OR 14,644 SQUARE FEET.

Stormwater Pond					
Maintenance Item	Condition				Comment
	Good	Marginal	Poor	N/A*	
General Inspection					
Access to the site is adequately maintained for inspection and maintenance.					
Area is clean (trash, debris, grass clippings, etc. removed).					
Inlet Structure					
Drainage ways (overland flow or pipes) to the practice are free of trash, debris, large branches, etc.					
Area around the inlet structure is mowed and grass clippings are removed.					
No evidence of gullies, rills, or excessive erosion around the inlet structure.					
Inlet pipe is in good condition, and water is going through the structure (i.e. no evidence of water going around the structure).					
Diversion structure (high flow bypass structure or other) is free of trash, debris, or sediment. Comment on overall condition of diversion structure and list type.					
Pretreatment (choose one)					
Forebay – area is free of trash, debris, and sediment.					
Filter Strip or Grass Channels – area is free of trash debris and sediment. Area has been mowed and grass clippings are removed. No evidence of erosion.					
Rock Lined Plunge Pools – area is free of trash debris and sediment. Rock thickness in pool is adequate.					
Main Treatment					
Main treatment area is free of trash, debris, and sediment.					
Erosion protection is present on site (i.e. turf reinforcement mats). Comment on types of erosion protection and evaluate condition.					
No algal growth along or within the pond.					
Native plants were used in the practice according to the planting plan. No undesirable vegetation.					
Practice seems to be working properly. No settling around the stormwater pond.					

EXHIBIT D
STORMWATER POND
INSPECTION & MAINTENANCE REPORT FORM