



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 MINUTES

1. CALL TO ORDER

Mayor Owens called the meeting to order at approximately 6:35pm.

2. ROLL CALL

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

3. INVOCATION

City Manager Tanks led the Invocation.

4. PLEDGE OF ALLEGIANCE

Mayor Owens called for the Pledge of Allegiance.

5. APPROVAL OF AGENDA

Mayor Owens announced the item and called for a motion.

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. 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 Deputy Director Tina Garver to present. Deputy Garver presented the following information regarding the temporary land use permit application to allow for the operation of a dog pet sitting service.

Deputy Garver reviewed the following:

Zoning Map - property is zoned RA-6 (Single Family Residential) with surrounding properties zoned as R-20 (Single Family Residential).

Future Land Use (FLU) Map - low density residential designation

Aerial Map
Surrounding area photos
Interior Plan
Zoning criteria considered
Planning Staff and Planning Commission's recommendation for denial

Mayor Owens called for questions from the Council.

Councilmember Jeffcoat confirmed that this item has come before the Council for consideration. Deputy Garver explained that the item had had a public hearing before but the applicant was not able to attend so the item is coming back before the Council with the applicant present tonight for any questions. She noted that the second public hearing was properly advertised out of caution.

Mayor Owens opened the public hearing at 6:43pm. He called for those who wished to speak in favor. The applicant, Kevin Ortega spoke. Mayor Owens called for those that wished to speak in opposition. One citizen spoke in opposition (Kristie Vaguhn). Mayor Owens called for any others that wished to speak. There were none.

Mayor Owens called for Council questions.

Councilmember Jeffcoat asked if the applicant provided a copy of his state-issued license. Deputy Garver confirmed that he provided supporting documents from the Department of Agriculture. There were no additional questions.

Mayor Owens closed the public hearing at 6:55pm. Councilmember Jeffcoat explained that the motion for denial was based on concerns regarding the care of the animals and the property's location within a residential area.

Motion was made by Councilmember Jeffcoat for denial of the TLUP request; Councilmember McNeely seconded. Motion passed 7-0

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

a. Cobb County Opioid Presentation - EMS Division Chief Nick Adams

Mayor Owens announced the item and recognized EMS Division Chief Nick Adams and the Chair of the Cobb County Abatement Advisory Council to present on the impact of opioid use in Cobb County.

Chief Adams presented an overview of the opioid crisis in Cobb County, with a specific focus on Mableton, including the actions taken to date to address the epidemic.

Litigation and Settlement: In 2018, Cobb County commissioners pursued litigation against opioid manufacturers and distributors, resulting in a settlement that will provide Cobb County with millions of dollars over an 18-year period to address the opioid crisis.

Abatement Council: As part of the settlement, Cobb County was required to establish an Abatement Council. Chief Adams reviewed the Council's membership, including the specific membership requirements.

Use of Settlement Funds: Chief Adams explained how the funds are allocated across treatment services, prevention programs, recovery support, and harm reduction initiatives.

Community Applications: He provided an update on applications submitted by community members for funding and explained the application and scoring process used to evaluate requests.

Award Recommendations: Chief Adams shared the final award recipients, with 13 awards recommended for Board approval.

Chief Adams welcomed questions. Mayor Owens thanked him for the presentation. Mayor Owens called for any questions or comments from Council.

City Manager Tanks asked if the City of Mableton area has representation on the Council Board. Chief Adams responded that one member has a business in Mableton and further explained the process for the advisory board's selection. He noted that 1 of the 7 positions is rotating and that is the role of the person impacted by substance use, which opens every 2 years.

City Manager Tanks asked if the City could be provided with additional updates going forward on the impact of opioid use in Mableton. Chief Adams highlighted Cobb Fire Cares, which allows for a follow-up on every overdose in 48 hrs, which is an offer extended to the City of Mableton as well.

b. Proclamation: Honoring the Family Life Resource Center for 20 Years of Dedicated Service to Mableton - Mayor Michael Owens

Mayor Owen shared a story about a devastating fire in the City of Mableton that left a significant number of residents displaced. In response, he contacted the Washington family of Family Life Restoration Center for guidance and assistance in supporting the affected families. The Washington family responded immediately, helping ensure that every displaced family received the support and resources they needed.

Mayor Owen noted that this response was a true example of what the City of Mableton is all about—community and neighbors helping neighbors.

He then honored Family Life Restoration Center with a proclamation recognizing 20 years of dedicated service to the community. Mayor Owen read the proclamation aloud and presented the recognition to the Washington family. Photos were taken following the presentation.

Additional Comment by Mayor Owens

Mayor Owens also took a point of privilege to recognize the City of Mableton's affiliation with Keep America Beautiful, officially recognizing Keep Mableton Beautiful. He noted that the initiative, focused on beautifying Mableton, had been a long time coming and was an honor for the City. Photos were taken.

c. FY26 Quarter Four Financial Presentation - Finance Director Karen Ellis

Mayor Owens acknowledged the agenda item and recognized Finance Director Karen Ellis to present the City's FY 2026 Quarter 4 Financial Review for April through June 2026.

Director Ellis noted that the final audited financial statements will be presented to the Council in the near future.

Director Ellis provided the following financial highlights:

- The City is at **100% of its fiscal year**.
- **Revenues** are exceeding budget at **125.71%**.
- **Expenditures** are under budget at **79.87%**.
- The following revenues are trending above budget: **Franchise Tax, Insurance Premium Tax, Licenses & Permits, and Interest**.
- **Business & Occupational Taxes** are trending slightly below budget at **96.88%**.
- **Risk Management expenditures** are at **84.66%** of the budgeted amount.
- **Total cash and cash equivalents for the City:** \$15,764,891.
- **Total cash and cash equivalents for the Urban Redevelopment Agency:** \$2,157,624.
- **Combined cash and cash equivalents held on behalf of the City:** \$17,922,515 for Quarter 4 of FY 2026.

Director Ellis also provided a financial overview and revenue-versus-expenditure breakdown for the following City funds and accounts:

- General Fund
- Tree Fund
- Multiple Grants Fund
- Six Flags Special Service District Fund
- Public Safety Special Service District Fund
- Hotel/Motel Tax Fund
- Rental Motor Vehicle Excise Tax Fund
- Capital Projects Fund
- Urban Redevelopment Agency Fund

Director Ellis invited questions from the Council. Mayor Owens made a final call for questions, and there were none.

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**

Mayor Owens announced the agenda item and noted that, following the establishment of Keep Mableton Beautiful (KMB), the next step was to appoint members to the KMB Committee on behalf of the City.

Mayor Owens called the names of the appointed members, who were invited to come forward to receive the administration of their oath of office. Photos were taken.

Motion was made by Councilmember Ferguson and seconded by Councilmember McNeely to approve the appointment of the Keep Mableton Beautiful board members. The motion carried 7-0.

b. Mayor to Administer the Updated Oath of Office to Appointed Boards and Commissions - Mayor Michael Owens

Mayor Owens announced the agenda item and invited any individuals in attendance who serve on the City's boards and commissions to come forward to receive the updated oath of office.

Deputy Clerk Benson called the names of individuals who were pending administration of their official oaths. Mrs. Patricia Thomas, representing the Ethics Board, was the only individual in attendance.

Mayor Owens administered the updated oath of office to Mrs. Thomas, and photos were taken.

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

Mayor Owens announced the item and recognized those who wished to participate during public comment. Those who spoke included:

Brice Salley spoke about the assessment of the public safety special service district tax and the exemptions to be applied, such as the Homestead exemptions.

Pam Dyer also spoke about the assessment of the tax for the public safety special service district tax and the exemptions to be applied. She emphasized the support for the residents from the Mayor & Council.

Sam Culbreath expressed congratulations to the Family Life Restoration Center and the Keep Mableton Beautiful Appointees for their recognitions tonight. He acknowledged the success of the 26th annual back-to-school jam hosted by the Austell Community Task Force. He encouraged all to attend their regular meetings to continue community conversations.

10. CONSENT AGENDA

Mayor Owens announced the item and called for a motion.

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

- 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).**
- 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

None.

12. NEW BUSINESS

None.

13. OTHER BUSINESS/DISCUSSION

None.

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks congratulated Mayor Owens on his reelection to the Georgia Municipal Association (GMA) Board of Directors at Large. He also recognized Council members Davis and Jeffcoat for their achievements and recognition through GMA training.

He acknowledged Artie Jones for the establishment of Meet Mableton, a long-awaited City initiative focused on promoting and highlighting Mableton-specific tourism. He also recognized the City's purchase of the building at 6116 Mableton Parkway, as well as the recent real estate closing on Front Street, which will help preserve the history and character of the area. He recognized the IT Director, Frantz Francois, for completing Chief Information Officer training.

Lastly, he recognized the City's affiliation with Keep Mableton Beautiful.

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

No Comments.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Mayor Owens announced the item and recognized the Council. Council shared the following info:

Councilmember Herndon announced information about the East-West Connector Corridor Improvement Study public info open house to be held on Aug 20th. She acknowledged the 20 plus online viewers for tonight's meeting.

Councilmember Ferguson mentioned the celebration of the 20th anniversary of the

Family Life Restoration Center and encouraged all to volunteer and donate to their cause. He announced his Family Day/Townhall meeting on Aug 22nd at the local Boys & Girls club.

Councilmember Brown provided info for her first town hall meeting to be held on Aug 13th and encouraged all to come out.

Councilmember Jeffcoat thanked all for coming out. She highlighted the back-to-school event and all that was involved in that effort. She provided information about her upcoming town hall meeting on Aug 18th. She highlighted that the town hall is catered towards senior citizens. She congratulated those appointed to Keep Mableton Beautiful. She congratulated the Washington family for their efforts through their organization, Family Restoration Center.

Councilmember McNeely thanked the Family Restoration Center for its efforts, acknowledged the Keep Mableton Beautiful appointees, and recognized those returning to school while emphasizing the importance of education. He highlighted the upcoming SPLOST meetings and town halls and encouraged everyone to attend despite potential scheduling concerns.

Councilmember Davis acknowledged the nonprofit back-to-school events and emphasized the unity and engagement of the community. He congratulated Keep Mableton Beautiful appointees and acknowledged Family Life Restoration Center for their contributions. He thanked the community leaders.

Mayor Michael Owens

- thanked CEO Larry Hanson and the leaders of the Georgia Municipal Association (GMA) for his reappointment to the GMA Board and the GMA Legislative Policy Council.

- highlighted the city's recent real estate acquisitions, including the 6116 Mableton Parkway shopping center and the historic property on Front Street, as investments in the city that will support revitalization and preservation of its history.

- acknowledged the various back-to-school events and thanked everyone who donated, volunteered, and provided support.

- provided further clarification regarding the Public Safety Service District and the implementation of the public safety tax. He emphasized that the City will keep the residents informed as information is available.

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))

Mayor Owens announced the item and called for a motion.

Motion was made by Councilmember Ferguson and seconded by Councilmember Brown to enter into Executive Session for litigation, real estate, and personnel at approximately 8:21pm. The motion passed unanimously. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens

Mayor Owens and Council returned from executive session. Mayor Owens recognized the close of executive session and called for a motion.

Motion was made by Councilmember Ferguson and seconded by Councilmember Jeffcoat to exit executive session at approximately 9:17pm. The motion carried unanimously. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens.

18. ADJOURNMENT

Mayor Owens announced the item and called for a motion.

Motion was made by Councilmember Ferguson and seconded by Councilmember Brown to adjourn. The motion passed 7-0. There being no further business, Mayor Owens adjourned the meeting at approximately 9:18pm.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk