



CITY OF MABLETON, GEORGIA
1245 Veterans Memorial Hwy Suite 20, Mableton,
GA 30126
August 24, 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 AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. AGENDA ITEMS AND DISCUSSION

- a. A Resolution Adopting The Mableton Municipal Court of the City of Mableton Fine and Fee Schedules — Court Administrator, Mallory Minor**
- b. Other Zoning Agenda Item — OZAI 2026-007 - 4511 Austell Road - Deputy Comm Dev Director, Tina Garver**

Request to modify an existing zoning condition to allow a church and day care center

- c. Other Zoning Agenda Item — OZAI 2026-008 490 Riverside Parkway (Proposed South Cobb Public Health Building) - Deputy Comm Dev Director, Tina Garver**
Request to adopt site plan. Cobb County seeks approval for a reduction of the 10-acre minimum development size for the proposed development and to allow access through a RM-12 district.
- d. First Read of an Ordinance Amending the Fiscal Year 2025-2026 Budget of the City of Mableton and Other Lawful Purposes - Finance Director, Karen Ellis**
- e. Presentation - Review and Approval of a Software Services Agreement and Statement of Work between the City of Mableton and Tyler Technologies for Implementation and Annual License for Financial ERP Software - Finance Director, Karen Ellis**
- f. Presentation - Review and Approval of a Software Services Agreement and Statement of Work between the City of Mableton and SagesGov for Implementation and Annual License for Community Development and Code Enforcement Software - Finance Director, Karen Ellis**

6. PRE REGULAR MEETING AGENDA REVIEW

7. ANNOUNCEMENTS

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))

9. 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 24, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: A Resolution Adopting The Mableton Municipal Court of the City of Mableton Fine and Fee Schedules — Court Administrator, Mallory Minor

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND: None.

RECOMMENDATION: To Approve.

ATTACHMENTS:

1. Resolution Adopting Mableton Municipal Court Fine and Fee Schedules Rev. 8.19.26
2. Mableton Municipal Court GA Code Title Fine and Fee Schedule
3. Mableton City Ordinance Fine and Fee Schedule

**A RESOLUTION ADOPTING THE MABLETON MUNICIPAL COURT OF THE CITY
OF MABLETON FINE AND FEE SCHEDULES AND FOR OTHER LAWFUL
PURPOSES**

WHEREAS, the City of Mableton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City is the Mayor and Council ("City Council") thereof;

WHEREAS, the City desires through this Resolution to adopt fine and fee schedules to aid in the successful operation of the Municipal Court of the City of Mableton ("Municipal Court"); and

WHEREAS, this Resolution is enacted to safeguard and promote the public health, safety, and general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED, by the governing authority of the City of Mableton, as follows:

Section 1.

a. Adoption. The City hereby adopts the Municipal Court schedules attached hereto:

1. City of Mableton Municipal Court Georgia Code Title 40 Fine and Fee Schedule;
and

2. City of Mableton Municipal Court City Ordinance Fine and Fee Schedule.

b. Judicial authority. The Municipal Court judges shall have authority to: 1) deviate from these schedules where the specific circumstances of a case warrant such deviation and 2) assess fines and fees as allow by law for any fine and/or fee not specified in city adopted ordinances or schedules.

Section 2. It is hereby declared to be the intention of the City Council that:

- (a) All sections, paragraphs, sentences, clauses and phrases of this Resolution are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.
- (b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.
- (c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution.

Section 3. The City Attorney and the City Clerk are authorized to make non-substantive editing and renumbering revisions to this Resolution for proofing and renumbering purposes.

Section 4. The effective date of this Resolution shall be the date of adoption, unless provided otherwise by the City Charter, state and/or federal law.

BE IT SO RESOLVED, this _____ day of _____, 2026.

ATTEST:

CITY OF MABLETON, GEORGIA:

Susan D. Hiott, City Clerk

Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, City Attorney



MABLETON MUNICIPAL COURT GEORGIA CODE TITLE 40 FINE AND FEE SCHEDULE (Adopted xx-xx-xxxx)



Violation Description	Violation Code	FINE AMOUNT, does NOT include Court Costs and State Surcharges where applicable
PERSON RIDING ANIMALS OR DRIVING ANIMAL-DRAWN VEHICLE	40-1-3	175.00
OBSTRUCTING AN INTERSECTION	40-5-205	175.00
IMPROPER PASSING ON LEFT	40-5-42	175.00
IMPROPER LEFT OR RIGHT TURN	40-6-120	175.00
IMPROPER RIGHT TURN	40-6-120 (1)	175.00
LEFT TURN TO BE MADE FROM EXTREME LEFT LANE	40-6-120(2) B	175.00
MULTIPLE LEFT TURN LANES REQUIRE DRIVERS TO MAINTAIN LANE THROUGHOUT THE TURN	40-6-120(2) C	175.00
IMPROPER U-TURN	40-6-121	175.00
IMPROPER STARTING OF PARKED VEHICLE	40-6-122	175.00
SIGNALS REQUIRED IN CHANGING LANES	40-6-123	175.00
IMPROPER STOPPING WITHOUT APPROPRIATE SIGNAL	40-6-123 c	175.00
IMPROPER LANE CHANGE *(NO ACCIDENT INVOLVED)*	40-6-123(a)	175.00
FAILURE TO USE CORRECT SIGNAL	40-6-123(b)	132.00
FAILURE TO USE SIGNAL	40-6-124	132.00
CENTER LANE VIOLATION	40-6-126	175.00
NOISE VIOLATION (LOUD MUSIC FROM VEHICLE)	40-6-14	175.00
FAILURE TO OBEY RAILROAD CROSSING RESTRICTIONS	40-6-140(a)	300.00
DISREGARDING RAILROAD CROSSING BARRIER	40-6-140(b)	300.00
DRIVING OVER CROSSING WHILE TRAIN IS APPROACHING	40-6-140(d)	300.00
DRIVING OVER RAILROAD CROSSING WITHOUT SUFFICIENT SPACE TO CROSS COMPLETELY	40-6-140(e)	300.00
FAILURE TO STOP FOR STOP SIGN AT RAILROAD CROSSING	40-6-141	300.00
FAILURE TO YIELD ENTERING A STREET	40-6-144	175.00
GA MOVE OVER LAW/SPENCER PASS LAW	40-6-16	175.00

GA MOVE OVER LAW/SPENCER PASS LAW	40-6-16(B)	175.00
GA MOVE OVER LAW/SPENCER PASS LAW	40-6-16(C)	175.00
GA MOVE OVER LAW/SPENCER PASS LAW/SANITATION TRUCK	40-6-16.1	175.00
TOO FAST FOR CONDITIONS	40-6-180	175.00
SPEEDING 24 TO 29 MPH OVER * FIRST OFFENSE ONLY	40-6-181 (f)	300.00
SPEEDING 6 TO 10 MPH OVER * FIRST OFFENSE ONLY	40-6-181(b)	25.00
SPEEDING 11 TO 14 MPH OVER * FIRST OFFENSE ONLY	40-6-181(c)	100.00
SPEEDING 15 TO 18 MPH OVER * FIRST OFFENSE ONLY	40-6-181(d)	125.00
SPEEDING 19 TO 23 MPH OVER * FIRST OFFENSE ONLY	40-6-181(e)	150.00
IMPEDING THE FREE FLOW OF TRAFFIC	40-6-184	175.00
IMPEDING TRAFFIC FLOW-LEFT LANE VIOLATION (SLOW POKE LAW)	40-6-184 c	175.00
SPEED LESS THAN THEN THE MINIMUM MOVING VIOLATION	40-6-184(a)	175.00
OBEDIENCE TO TRAFFIC CONTROL DEVICES	40-6-20	175.00
LEAVING MOTOR VEHICLE UNATTENDED	40-6-201	175.00
RULES FOR S,S,P VEHICLES OUTSIDE BUSINESS/RESIDENTIAL DISTRICT	40-6-202	175.00
FAIL TO PULL TO CURB	40-6-203	175.00
IMPROPER STOPPING ON ROADWAY	40-6-203 (A)	175.00
S, S, P VEHICLE ON RAILROAD TRACKS	40-6-203 (a)(1)(H)	175.00
S, S, P VEHICLE ON CONTROLLED ACCESS HIGHWAY	40-6-203 (a)(1)(G)	175.00
S, S, P VEHICLE TOO CLOSE TO A SAFETY ZONE	40-6-203 (a)(1)(E)	175.00
RESTRICTED PARKING	40-6-203(a)	35.00
S, S, P VEHICLE IN MEDIAN OF DIVIDED HIGHWAY	40-6-203(a)	175.00
STOPPING, STANDING OR PARKING PROHIBITED	40-6-203(a)	175.00
S, S, P VEHICLE WITHIN AN INTERSECTION	40-6-203 (a)(1)(C)	175.00
S, S, P VEHICLE PROHIBITED NEAR STREET EXCAVATION	40-6-203 (a)(1)(E)	175.00
S, S, P VEHICLE ON BRIDGES OR IN TUNNEL	40-6-203 (a)(1)(G)	175.00
S, S, P VEHICLE WHERE SIGN PROHIBIT	40-6-203 (a)(1)(K)	175.00
S, S, P VEHICLE BLOCKING PUBLIC/PRIVATE DRIVEWAY	40-6-203 (a)(2)(A)	175.00
STAND OR PARK VEHICLE WHERE SIGNS PROHIBIT	40-6-203 (a)(2)(F)	175.00
VIOLATION OF HANDICAP PARKING	40-6-226(a)	250.00
IMPROPER BACKING	40-6-240	175.00

IMPROPER USE/FAILURE TO USE CARE WITH RADIO OR MOBILE DEVICE	40-6-241	175.00
TEXTING WHILE DRIVING (NO SURCHARGES)	40-6-241	150.00
OPENING VEHICLE DOOR AND INTERFERING WITH TRAFFIC	40-6-243	175.00
RIDING IN HOUSE TRAILER	40-6-244	175.00
COASTING PROHIBITED	40-6-246	175.00
FOLLOWING AN EMERGENCY VEHICLE OR A FIRE TRUCK	40-6-247	300.00
CROSSING FIRE HOSE	40-6-248	300.00
LITTERING HIGHWAY	40-6-249	175.00
OPERATING A MOTOR VEHICLE WHILE WEARING HEADPHONES	40-6-250	175.00
OPEN CONTAINER VIOLATION	40-6-253	175.00
SAFETY CHAIN TOWING	40-6-254	300.00
TRAFFIC LAWS APPLY TO BICYCLES ON ROADWAY	40-6-291	175.00
NO RIDING ON HANDLEBARS	40-6-292 (A)	175.00
NO PERSON OR BYCL.. SKATES OR WAGON WILL CLING TO ANY VEHICLE ON ROADWAY	40-6-293	175.00
NO MORE THAN TWO BICYCLES ABREAST	40-6-294 (b)	175.00
BICYCLE TO BE RIDDEN ON RIGHT SIDE OF ROADWAY	40-6-294(b)	102.00
NO MORE THAN TWO BICYCLES RIDDEN ABREAST	40-6-294(C)	175.00
BICYCLE TO BE RIDDEN IN SAME DIRECTION	40-6-294(d)	10.00
REQUIREMENT FOR BICYCLE LIGHTS	40-6-296	25.00
TRAFFIC LAWS APPLICABLE TO MOTORCYCLES	40-6-310	175.00
BOTH HANDS ON HANDLEBARS	40-6-311(c)	24.00
PASSENGER MUST NOT INTERFERE WITH CONTROL OR VIEW OF OPERATOR	40-6-311(D)	175.00
OPERATOR AND PASSENGER MUST WEAR SHOES ON MOTORCYCLE	40-6-311(E)	175.00
OTHER VEHICLE MUST GIVE MOTORCYCLE FULL LANE	40-6-312 (A)	175.00
MOTORCYCLE CANNOT PASS IN SAME LANE AS ANOTHER VEHICLE	40-6-312 (B)	175.00
OPERATING MOTORCYCLE BETWEEN LANES OF TRAFFIC	40-6-312 (C)	175.00
MOTORCYCLE HEADLIGHTS AND TAILLIGHTS ON	40-6-312 (E)	25.00
NO MORE THAT TWO MOTORCYCLES ABREAST IN TRAFFIC LANE	40-6-312(D)	175.00

MOTORCYCLE CLINGING TO OTHER VEHICLES	40-6-313	175.00
PASSENGER MUST HAVE MOTORCYCLE FOOTRESTS	40-6-314(A)	25.00
PARK VEHICLE WHERE SIGNS PROHIBIT	40-6-3149a)	175.00
NO HELMET	40-6-315 (A)	25.00
BROKEN WINSHIELD OR VISOR	40-6-315(b)	132.00
OPERATOR OF MOPED MUST HAVE HELMET	40-6-352	175.00
DRIVING ON SIDEWALK	40-6-40(a)	300.00
DRIVING ON WRONG SIDE OF ROADWAY	40-6-40(a)	175.00
IMPROPER PASSING	40-6-42	175.00
DRIVER OVERTAKING PASS TO LEFT	40-6-42(1)	175.00
DRIVER OVERTAKIEN-NOT TO INCREASE SPEED	40-6-42(2)	175.00
IMPROPER PASSING ON THE RIGHT	40-6-43(a)1)	175.00
PASSING ON SHOULDER OF ROAD	40-6-43(B)	175.00
PASSING WITHIN 200 FEET OF ONCOMING TRAFFIC	40-6-44	175.00
PASSING WITHIN 100 FEET OF INTERSECTION OR RAILROAD CROSSING	40-6-45(a)2	175.00
PASSING IN A NO PASSING ZONE	40-6-46(B)	175.00
DRIVING WRONG WAY - ONE WAY STREET	40-6-47	175.00
WEAVING OVER ROADWAY/FAILURE TO MAINTAIN LANE	40-6-48	25.00
FOLLOWING TOO CLOSELY (*ACCIDENT NOT INVOLVED)	40-6-49(a)	175.00
IMPEDING NORMAL FLOW OF TRAFFIC BY DRIVING SIDE BY SIDE	40-6-40(d)	175.00
DRIVING IN THE EMERGENCY LANE	40-6-50	175.00
FAILURE TO SLOW DOWN AT A RAILROAD CROSSING	40-6-50 (c)	300.00
IMPROPER CROSSING OF THE GORE IN CONVERGING LANES	40-6-50(A)	132.00
CROSSING MEDIAN IN DIVIDED HIGHWAY	40-6-50(b)	175.00
VIOLATION OF D.O.T RESTRICTIONS PLACED ON CONTROLLED ACCESS HIGHWAYS	40-6-51	150.00
IMPROPER USE OF CONTROLLED ACCESS HIGHWAY NO PICK UP/DELIVERY	40-6-51(a)(1)	150.00
ILLEGAL LANE USE BY TRUCKS WITH MORE THAN 6 WHEELS	40-6-52	300.00
TRUCKS USING LEFT LANE OF MULTILANE HIGHWAY(3+LANES)	40-6-52 B	300.00
TRUCKS USING LEFT LANE OF MULTILANE HIGHWAY(3+LANES)	40-6-52 C	300.00
DESIGNATION OF TRAVEL LANE FOR EXCLUSIVE USE/HOV LANE	40-6-54	75.00

VIOLATION OF HOV MULTI-LANE USE	40-6-54	75.00
FAILURE TO YIELD AT CROSSING OR INTERSECTION	40-6-70	175.00
FAILURE TO YIELD RIGHT OF WAY WHILE TURNING LEFT	40-6-71	175.00
FAILURE TO YIELD RIGHT OF WAY AT APPROPRIATE SIGN	40-6-72(c)	175.00
FAILURE TO YIELD WHEN ENTERING OR CROSSING ROADWAY	40-6-73	175.00
FAILURE TO YIELD RIGHT OF WAY TO EMERGENCY VEHICLES	40-6-74	175.00
FAILURE TO YIELD RIGHT OF WAY TO EMERGENCY VEHICLES	40-6-74 (b)	175.00
FAILURE TO YIELD RIGHT OF WAY TO EMERGENCY VEHICLES	40-6-74(a)	175.00
FUNERALS SHALL HAVE RIGHT OF WAY	40-6-76	175.00
FAILURE TO OBEY TRAFFIC CONTROL DEVICES OR POLICE BY PEDESTRIAN	40-6-90	175.00
PEDESTRIAN DARTING OUT IN TRAFFIC	40-6-91 (b)	50.00
PASSING STOPPED VEHICLE YIELDING TO PEDESTRIAN	40-6-91(D)	175.00
PEDESTRIAN CROSSING NOT AT A CROSSWALK/JAYWALKING	40-6-92	175.00
PEDESTRIAN TO YEILD WHILE CROSSING WALKWAY	40-6-92	175.00
PEDESTRIAN TO YEILD ROADWAY IF NOT CROSSING AT PEDESTRIAN TUNNEL	40-6-92 (b)	175.00
PEDESTRIAN CROSSING ELSEWHERE THAN CROSSWALK	40-6-92(c)	175.00
PEDESTRIAN CROSSING AT INTERESTION DIAGONALLY	40-6-92(d)	175.00
PEDESTRIAN UNDER THE INFLUENCE	40-6-95	175.00
PEDESTRIAN MUST WALK ON SIDEWALK, IF PROVIDED	40-6-96	50.00
PEDESTRIAN SOLICITING A RIDE	40-6-97	175.00
DRIVING THOUGH SAFETY ZONE	40-6-98	175.00
OPERATING RESTRICTIONS FOR OFF-ROAD VEHICLES	40-7-4	175.00
WHEN LIGHTED HEADLIGHTS AND OTHER LIGHTS REQUIRED	40-8-20	25.00
IMPROPER WORKING HEADLIGHTS ON VEHICLES	40-8-22	25.00
HEADLIGHT AIMING PADS REQUIRED	40-8-22 (e)	25.00
MOTORCYCLE CANNOT HAVE MORE THAN (2) HEADLIGHTS	40-8-22 (b)	25.00
HEADLIGHT HEIGHT	40-8-22(C)	25.00
MATERIAL COVERING HEADLIGHT PROHIBITED	40-8-22(d)	25.00

TAILLIGHT REQUIREMENT	40-8-23	72.00
TAG LIGHT REQUIRED	40-8-23(d)	25.00
NO BRAKE LIGHTS OR WORKING TURN SIGNALS	40-8-26	25.00
LIGHT OR FLAG ON PROJECTION LOAD FOUR FEET	40-8-27	175.00
HEADLIGHTS ON PARKED VEHICLE MUST BE DIMMED	40-8-28(d)	25.00
AUXILIARY LIGHT VIOLATION	40-8-29	72.00
FAILURE TO DIM LIGHTS	40-8-31	25.00
SLOW MOVING VEHICLES MUST HAVE TRIANGULAR WARNING DEVICE ON REAR	40-8-4	175.00
NO BRAKES	40-8-50	25.00
OPERATING VEHICLE WITH ALTERED SUSPENSION	40-8-6	175.00
DEFECTIVE EQUIPMENT	40-8-7	25.00
NO HORN/OR IMPROPER USE	40-8-70 (A)	175.00
IMPROPER EXHAUST SYSTEM	40-8-71	175.00
MIRROR REQUIRED IF VISION OBSTRUCTED	40-8-72	72.00
AFFIXING MATERIALS WHICH REDUCE LIGHT TRANSMISSION	40-8-73	72.00
WINDSHIELD AND WIPER REQUIREMENTS	40-8-73	72.00
VISIBILITY (GLAZED MATERIAL) VIOLATION	40-8-73.1	175.00
TIRE REQUIREMENTS	40-8-74	175.00
CHILD SEAL BELT - NO SURCHARGES	40-8-76	50.00
SAFETY BELT VIOLATIONS (ADULTS) - NO SURCHARGES	40-8-76.1	15.00
DEFECTIVE SHOCK ABSORBERS	40-8-77	25.00
RESTRICTIONS FOR RIDING IN BACK OF PICKUP ON INTERSTATE	40-8-79	175.00
IMPROPER PARKING-NOT PARALLEL TO THE CURB	46-6-122	175.00
INSUFFICIENT ROOM IN CONVEY TO PASS ON OPEN ROAD	46-6-201(C)	175.00
SLOWER DRIVER MUST STAY IN RIGHT LANE	46-6-40(b)	175.00
FAILURE TO STOP FOR STOP SIGN AND YIELD SIGNS	46-6-72(b)	175.00
FAILURE TO YIELD RIGHT OF WAY TO PEDESTRIAN CROSSWALK	46-6-91(a)	300.00



MABLETON MUNICIPAL COURT

CITY ORDINANCE FINE AND FEE SCHEDULE

(Adopted xx-xx-xxxx)



Violation Code	Violation Description	Class	Class Type	Cash Bond	Fine Amount	Mandatory Appearance (Y/N)
3.04	R-30 SINGLE FAMILY RESIDENTIAL DISTRICT	Code Enforcement	Ordinance	Standard	\$240.00	N
3.04(3)(c)	SINGLE FAMILY RESIDENTIAL DISTRICT-USE LIMITATIONS	Code Enforcement	Ordinance	Standard	\$240.00	N
3.04(3)(f)	R-30 SINGLE FAMILY RESIDENTIAL DISTRICT - USE LIMITATION	Code Enforcement	Ordinance	Standard	\$240.00	N
3.05(3)(c)	SINGLE FAMILY RESIDENTIAL DISTRICTS	Code Enforcement	Ordinance	Standard	\$240.00	N
3.05(3)(f)	SINGLE FAMILY RESIDENTIAL DISTRICT	Code Enforcement	Ordinance	Standard	\$240.00	N
301.3	VACANT STRUCTURES AND LAND	Code Enforcement	Ordinance	Standard	\$200.00	N
302.1	SANITATION	Code Enforcement	Ordinance	Standard	\$200.00	N
302.3	SIDEWALKS AND DRIVEWAYS	Code Enforcement	Ordinance	Standard	\$200.00	N
302.4	HIGH WEEDS AND GRASS	Code Enforcement	Ordinance	Standard	\$200.00	N
302.7	ACCESSORY STRUCTURES	Code Enforcement	Ordinance	Standard	\$200.00	N
302.8	MOTOR VEHICLES	Code Enforcement	Ordinance	Standard	\$200.00	N
304.10	STAIRWAYS, DECKS, PORCHES AND BALCONIES	Code Enforcement	Ordinance	Standard	\$200.00	N
304.11	CHIMNEYS AND TOWERS	Code Enforcement	Ordinance	Standard	\$200.00	N
304.13	WINDOWS, SKYLIGHT AND DOOR FRAME	Code Enforcement	Ordinance	Standard	\$200.00	N
304.2	PROTECTIVE TREATMENT	Code Enforcement	Ordinance	Standard	\$200.00	N
304.3	PREMISES IDENTIFICATION	Code Enforcement	Ordinance	Standard	\$200.00	N
304.7	ROOFS AND DRAINAGE	Code Enforcement	Ordinance	Standard	\$200.00	N
305.1	GENERAL	Code Enforcement	Ordinance	Standard	\$200.00	N
305.3	INTERIOR SURFACES	Code Enforcement	Ordinance	Standard	\$200.00	N
308.1	ACCUMULATION OF RUBBISH OR GARBAGE	Code Enforcement	Ordinance	Standard	\$200.00	N
507.1	STORM DRAINAGE	Code Enforcement	Ordinance	Standard	\$200.00	N
602.3	HEAT SUPPLY	Code Enforcement	Ordinance	Standard	\$200.00	N
603.1	MECHANICAL EQUIPMENT AND APPLIANCES	Code Enforcement	Ordinance	Standard	\$200.00	N
7.11(2)	GENERAL DEVELOPMENT STANDARDS - HEIGHT OF FENCES AND WALLS	Code Enforcement	Ordinance	Standard	\$240.00	N
7.18	TRAFFIC AND PARKING	Code Enforcement	Ordinance	Standard	\$240.00	N
7.18 (6)(c)	TRAFFIC AND PARKING - SURFACING	Code Enforcement	Ordinance	Standard	\$240.00	N
7.23(4)	JUNK ABANDONED OR INOPERATIVE VEHICLES	Code Enforcement	Ordinance	Standard	\$240.00	N
7.23(4)(d)	JUNK ABANDONED OR INOPERATIVE VEHICLES - INOPERATIVE	Code Enforcement	Ordinance	Standard	\$240.00	N
7.23(4)(g)	JUNK ABANDONED OR INOPERATIVE VEHICLES - NO VALID PLATE/DECAL	Code Enforcement	Ordinance	Standard	\$240.00	N
7.6.1.3	SEPARATE CERTIFICATE AND OCCUPATIONAL TAX REQUIRED	Code Enforcement	Ordinance	Standard	\$240.00	N
8.3.3.1	PERMITS	Code Enforcement	Ordinance	Standard	\$375.00	Y
11.3.2.1	LAND DISTURBANCE PERMIT - REQUIRED	Code Enforcement	Ordinance	Standard	\$375.00	Y
12.4.5(a)	Prohibition against littering public or private property or waters.	Code Enforcement	Ordinance	Standard	\$500.00	Y



AGENDA ITEM MEMORANDUM

MEETING OF: August 24, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Other Zoning Agenda Item — OZAI 2026-007 - 4511
Austell Road - Deputy Comm Dev Director, Tina Garver

Request to modify an existing zoning condition to allow a church and day care center

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. OZAI-2026-007 - Application
2. OZAI-2026-007 - Summary Report
3. OZAI-2026-007 - Site Plan
4. OZAI-2026-007 - Existing Elevations
5. OZAI 2026-007 - Presentation



WORKSPACE INFORMATION

Application number OZAI-2026-007	Category Other Business Zoning Item	Workspace state In review
Workspace created 07/21/2026, 12:12:20 PM EDT	Application submitted 07/22/2026, 11:14:14 AM EDT	
Assignee Sunday Odudu	Package generation date 08/17/2026, 4:47:16 PM EDT	

LOCATION INFORMATION

Address 4511 AUSTELL RD, City of Mableton	Property information 19106700060,
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PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Thomas Orok Century construction and technologies	4511 AUSTELL RD AUSTELL GA 30106 Austell tommyorok@yahoo.com +1 6786180517	Applicant, Property owner
KINGDOM BUILDERS INTERNATIONAL	4511 AUSTELL RD AUSTELL GA 30106	Property owner

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OBZI Application

1400 Veterans Memorial Highway SE

Suite 134-200, Mableton,

Georgia 30126

Representative Information

Representative Name THOMAS OROK	Representative Address 448 SCHOFIELD DRIVE POWDER SPRING
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Property Owner Information

Property Owner Name KINGDOM BUILDERS INTERNATIONAL MINISTRIES	Property Owner Phone 6786180517
Property Owner Address if different from party role 4511 AUSTELL ROAD	Property Owner Email tommyorok@yahoo.com

Property Details

Council District 5	Zoning Case Z-30 OF 2014
Size of Property (in Acres) 2	Original Date of Hearing JUNE 17 2014
Location 4511 AUSTELL ROAD	
Land Lot(s) 1067	District(s) 19

Signs

Number of Road Frontages 1	Number of Signs Required 1
-------------------------------	-------------------------------

Details of Other Business

State specifically the need or reason(s) for Other Business:

To amend stipulations of rezoning case **Z-30** of 2014 to approve the operation of a Church with a Child Daycare facility.

I hereby certify that I have authority to make this application and to the truthfulness of the information in the application and that if any of the information provided is incorrect, the application may be revoked. By signing this application I am hereby certifying that I am responsible for conveying all information relevant to this application including Building, Zoning, and all other applicable codes to the property owner and/or contractor.

 Signed by **Thomas Orok** 07/22/2026, 10:23:11 AM EDT

REVIEWS

Zoning Review - Unreviewed

Assignee:

Description:

ATTACHMENTS

This section includes relevant information about the various attachments that have been uploaded to the workspaces or that have been generated as part of the workspace. The actual files are not included in this pdf. Refer to other folders within the downloaded file to view the actual files.

Phase:

Application

Uploaded on:

07/21/2026, 12:34:05 PM EDT

Contents:

CASE 2014-Z-30

Attachment type(s):

Zoning Petition

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/21/2026, 12:34:05 PM EDT	orok report z-30 update.pdf	application/pdf

Phase:

Application

Uploaded on:

07/21/2026, 12:34:41 PM EDT

Attachment type(s):

Letter of Intent

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/21/2026, 12:34:41 PM EDT	Letter of Intent for Use Stipulation Modification.pdf	application/pdf

Phase:

Application

Uploaded on:

07/21/2026, 12:35:44 PM EDT

Attachment type(s):

Elevation or Renderings

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/21/2026, 12:35:44 PM EDT	Mr Orok Presentation.pdf.pdf	application/pdf

Phase:

Application

Uploaded on:

07/21/2026, 12:36:50 PM EDT

Attachment type(s):

Statement of Proposed Site Improvements

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/21/2026, 12:36:50 PM EDT	Comprehensive Site Analysis Report FINAL.pdf	application/pdf

Phase:

Application

Uploaded on:

07/21/2026, 12:37:38 PM EDT

Attachment type(s):

Site Plan

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/21/2026, 12:37:38 PM EDT	HB2025-17 - 4511 Austell Road - Concept Daycare & Church-C201 with contours.pdf	application/pdf

Phase: Application
Uploaded on: 07/21/2026, 12:39:11 PM EDT
Contents: COBB DOT APPROVED TRAFFIC STUDY
Attachment type(s): Additional Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/21/2026, 12:39:11 PM EDT	TRAFFIC STUDY.pdf	application/pdf

Phase: Application
Uploaded on: 07/21/2026, 12:39:47 PM EDT
Attachment type(s): Application

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/21/2026, 12:39:47 PM EDT	orok application.pdf	application/pdf

Phase: Application
Uploaded on: 07/21/2026, 12:49:05 PM EDT
Attachment type(s): DOT Comments

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/21/2026, 12:49:05 PM EDT	DOT COMMENTS.pdf	application/pdf

Phase: Application
Uploaded on: 07/22/2026, 10:32:16 AM EDT
Attachment type(s): Tax Receipt

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/22/2026, 10:32:16 AM EDT	TAX.pdf	application/pdf

Phase: Application
Uploaded on: 07/22/2026, 10:35:27 AM EDT
Contents: Warranty Deed & Legal Description
Attachment type(s): Warranty Deed

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/22/2026, 10:35:27 AM EDT	WARRANTY DEED & LEGAL DESCRIPTION.pdf	application/pdf

Phase: Application
Uploaded on: 07/23/2026, 4:01:10 PM EDT
Attachment type(s): Mailing

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/23/2026, 4:01:10 PM EDT	CERTIFIED MAILING LIST.pdf	application/pdf

Phase: Application
Uploaded on: 07/23/2026, 4:03:21 PM EDT
Contents: PUBLIC NOTICE
Attachment type(s): Mailing

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/23/2026, 4:03:21 PM EDT	Notification of Other Zoning Agenda Item Application (Original).docx, Notification of Other Zoning Agenda Item Application.pdf	application/vnd.openxmlformats-officedocument.wordprocessingml.document

Phase: Application
Uploaded on: 08/14/2026, 2:09:51 PM EDT
Attachment type(s): Mailing

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	08/14/2026, 2:09:51 PM EDT	20260814142937161.pdf	application/pdf

Phase: Application
Uploaded on: 08/14/2026, 2:17:48 PM EDT
Contents: Sign Posted
Attachment type(s): Additional Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	08/14/2026, 2:17:48 PM EDT	305955 (Original).jpg, 305955.pdf	image/jpeg

Phase: Application
Uploaded on: 08/17/2026, 12:33:17 PM EDT
Contents: Updated Zoning Notification
Attachment type(s): Legal Ad

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	08/17/2026, 12:33:17 PM EDT	Notification.pdf	application/pdf



City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite 144
Mableton, GA 30126
(470) 417-4220
www.mableton.gov

PLANNING COMMISSION SUMMARY REPORT – “OTHER ZONING AGENDA ITEM”
APPLICATION Public Hearing Date: **August 24TH, 2026**

Case Number: OZAI 2026-007

Current Zoning: Office & Institutional (O&I)

Proposed Request: To amend stipulations of rezoning case **Z-30** of 2014 to approve the operation of a Church with a Child Daycare facility.

Staff Report Compiled By: Sunday Odudu (Senior Planner)

Staff Recommendation: **Approval** with conditions.

APPLICANT & PROPERTY INFORMATION

Name: Kingdom Builders International Ministries

Property Address: 4511 Austell Road, GA, 30106.

Acreage: 2

District: 5, Councilman T. J Ferguson

Parcel Identification: 19106700060

Future Land Use: Neighborhood Activity Center (NAC)

PURPOSE OF REQUEST

The application by **Kingdom Builders International Ministries** for an "Other Zoning Agenda Item Application" use stipulation modification for the property located at **4511 Austell Road, Austell, GA 30106**.

The Ministry seeks to expand the currently restricted Office/Industrial (O&I) zoning stipulations originally approved under **Cobb County Case Z-30 of 2014**—to explicitly permit a **Church as the primary use and a Child Daycare Facility** as an accessory use.

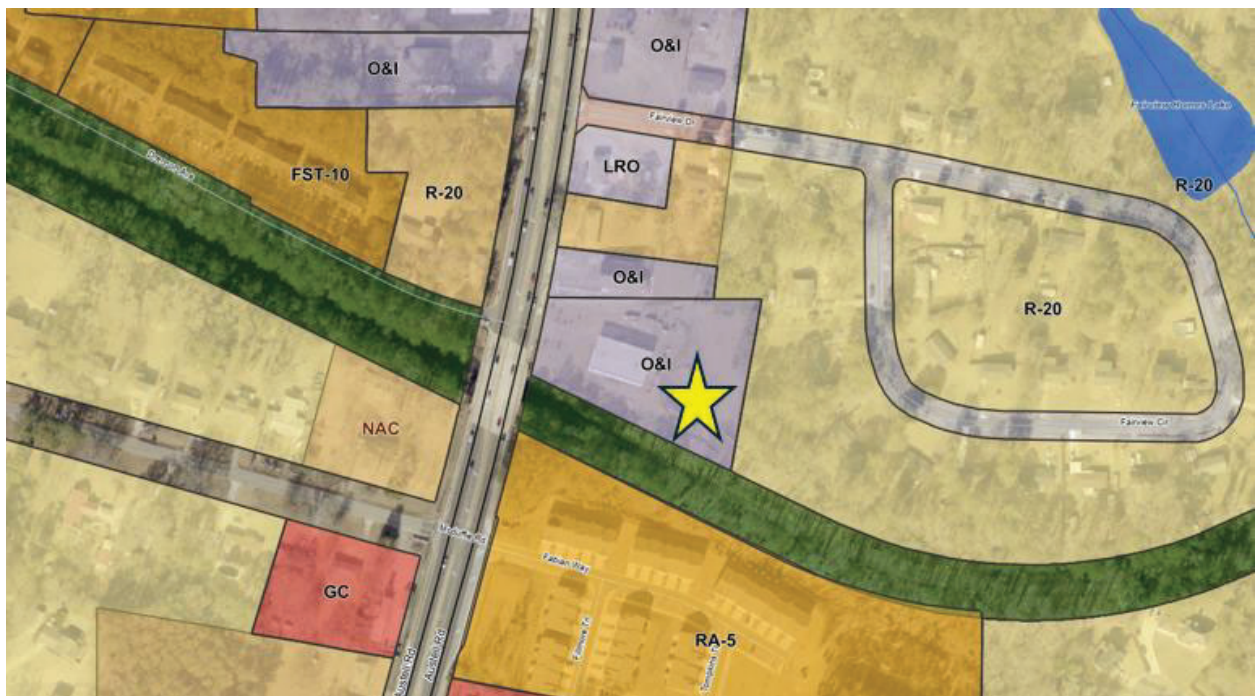
This. proposed use is permitted **BY RIGHT** within the Mableton Zoning Code (MZC).

ZONING MAP (Office & Institutional, O&I)



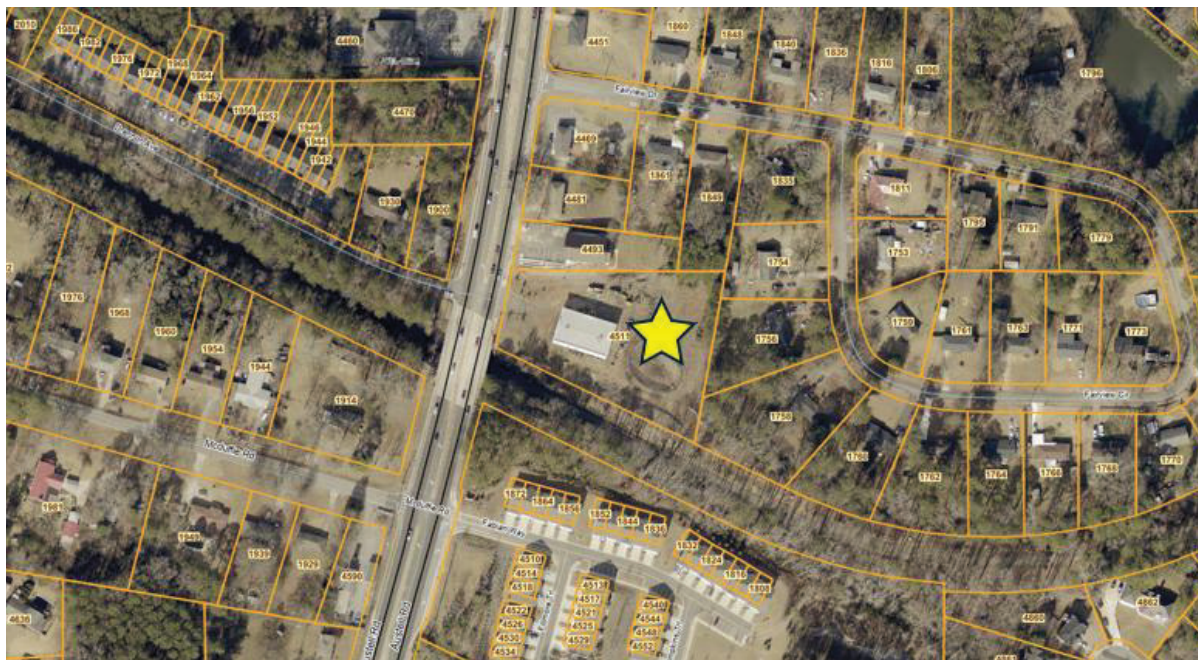
Star: Location of Subject Property

FUTURE LAND USE MAP (Neighborhood Activity Center, NAC)



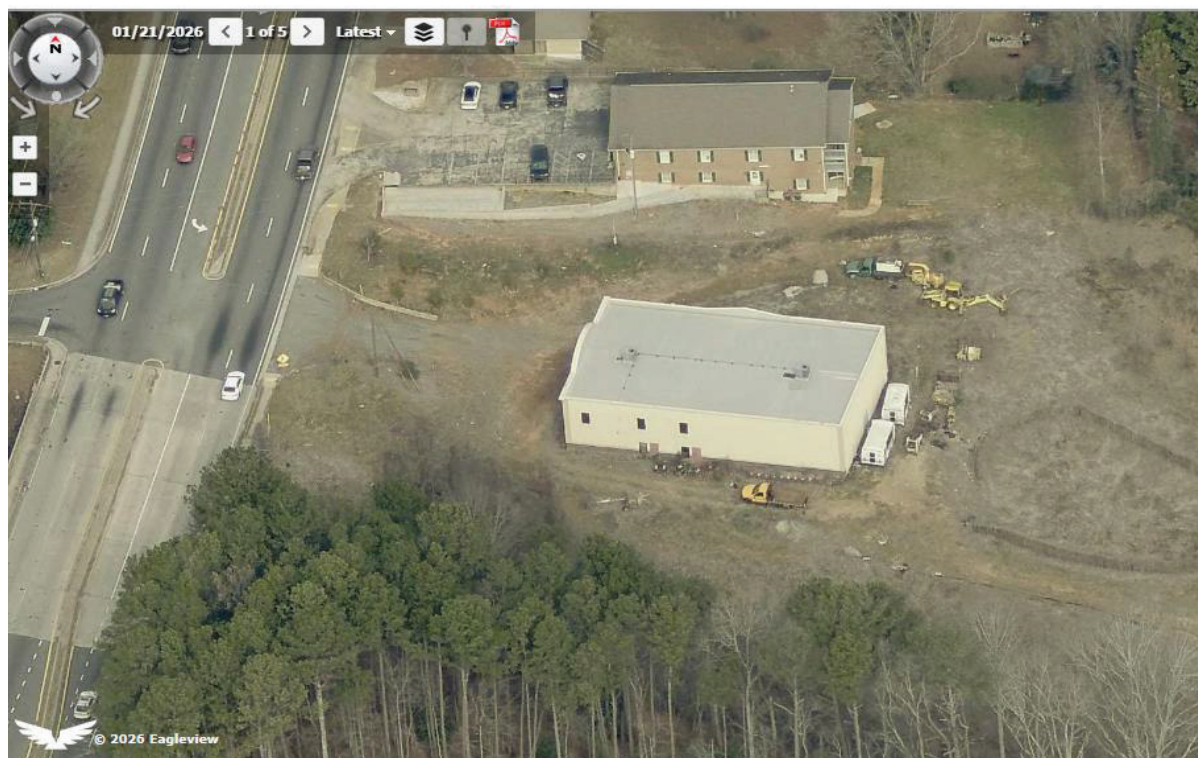
Star: Location of Subject Property

ARERIAL MAP

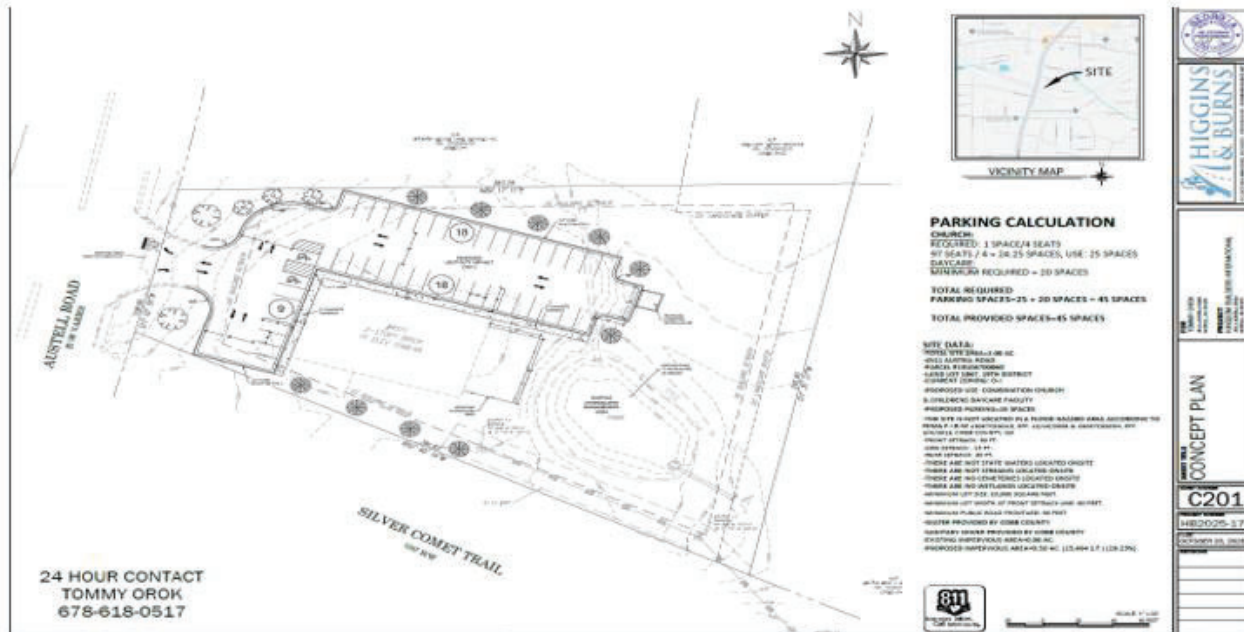


Star: Location of Subject Property

SITE IMAGERY



SITE PLAN



EXISTING ELEVATIONS



II. Background Information

The subject property was rezoned under Case Z-30 (2014) at the request of the property owner, Egbel Faibille, from R-20 Single-Family Residential (R-20) to Office and Institutional (O&I) for the purpose of establishing an office use.

The property is located in Land Lot 1067 of the 19th District, on the east side of Austell Road, south of Fairview Drive, at 4511 Austell Road.

The Cobb County Board of Commissioners approved the rezoning with stipulations on June 17, 2014. The approval limited the use of the property to an office and included the stipulation that the rezoning was "for this applicant and this use only."

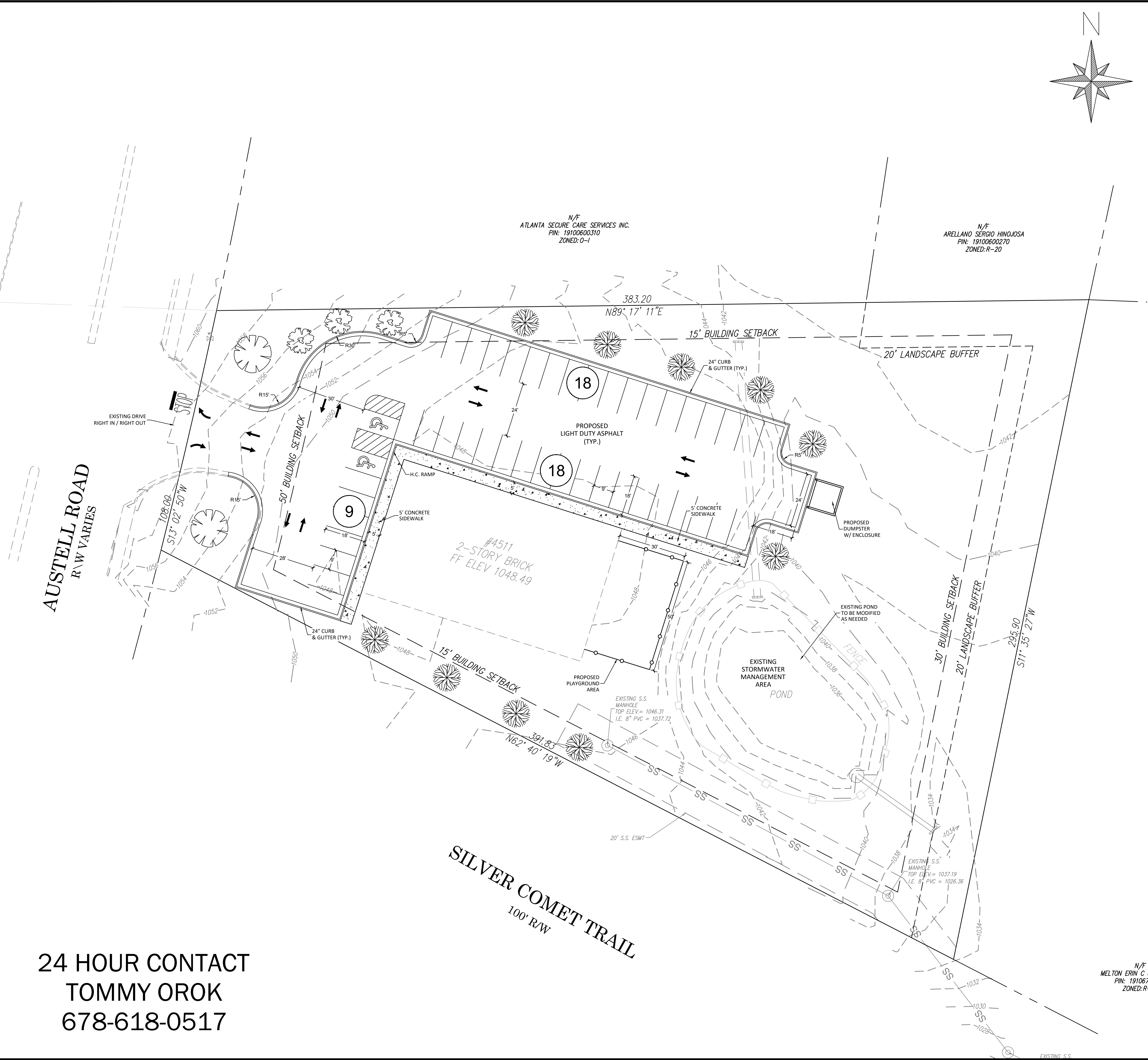
The property is currently developed with a two-story brick office building. The Silver Comet Trail is located adjacent to the property

3.0 Staff Comments and Compliance Assessment

The proposed uses align with the spirit of the Comprehensive Plan's **Neighborhood Activity Center (NAC)** designation and directly address a critical shortage of accessible childcare in the Mableton community. Staff notes the following points of compliance based on the Conceptual Site Plan and Justification Report:

- **Access:** Primary access is from Austell Road, an Arterial roadway, which meets the MZC requirement for access from an arterial or major collector.
- **Parking:** The conceptual plan provides **45 parking spaces**, which meets the minimum required spaces (25 for the Church and 20 for the Daycare).
- **Impervious Surface:** The projected impervious area of **29.23% (0.58 acres)** is significantly below the MZC maximum of 70%.
- **Setbacks:** The conceptual plan adheres to or exceeds the MZC setbacks (50 feet minimum front setback from Austell Road, 15 feet minimum side setback).

Daycare Standards: The applicant has committed to the MZC requirements for accessory daycare, specifically acknowledging the need to apply for a **Temporary Land Use Permit (TLUP)** if non-church member enrollment is projected to exceed 25%



VICINITY MAP

PARKING CALCULATION

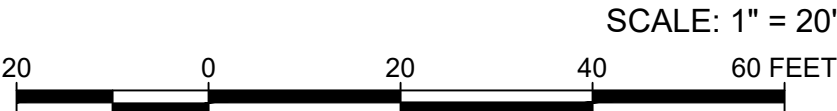
CHURCH:
REQUIRED: 1 SPACE/4 SEATS
97 SEATS / 4 = 24.25 SPACES, USE: 25 SPACES
DAYCARE:
MINIMUM REQUIRED = 20 SPACES

TOTAL REQUIRED
PARKING SPACES=25 + 20 SPACES = 45 SPACES

TOTAL PROVIDED SPACES=45 SPACES

- SITE DATA:
- TOTAL SITE AREA=2.00 AC.
 - 4511 AUSTELL ROAD
 - PARCEL #19106700060
 - LAND LOT 1067, 19TH DISTRICT
 - CURRENT ZONING: O-1
 - PROPOSED USE: COMBINATION CHURCH & CHILDRENS DAYCARE FACILITY
 - PROPOSED PARKING=45 SPACES
 - THE SITE IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEMA F.I.R.M 13067C0201G, EFF. 12/16/2008 & 13067C0203H, EFF. 3/4/2013, COBB COUNTY, GA
 - FRONT SETBACK: 50 FT.
 - SIDE SETBACK : 15 FT.
 - REAR SETBACK: 30 FT.
 - THERE ARE NOT STATE WATERS LOCATED ONSITE
 - THERE ARE NOT STREAMS LOCATED ONSITE
 - THERE ARE NO CEMETERIES LOCATED ONSITE
 - THERE ARE NO WETLANDS LOCATED ONSITE
 - MINIMUM LOT SIZE: 20,000 SQUARE FEET.
 - MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 60 FEET.
 - MINIMUM PUBLIC ROAD FRONTAGE: 50 FEET
 - WATER PROVIDED BY COBB COUNTY
 - SANITARY SEWER PROVIDED BY COBB COUNTY
 - EXISTING IMPERVIOUS AREA=0.00 AC.
 - PROPOSED IMPERVIOUS AREA=0.58 AC. (25,464 S.F.) (29.23%)

24 HOUR CONTACT
TOMMY OROK
678-618-0517



FOR
TOMMY OROK
4511 AUSTELL ROAD
AUSTELL, GA 30106

PROJECT
KINGDOM BUILDERS INTERNATIONAL
4511 AUSTELL ROAD
AUSTELL, GA 30106

SHEET TITLE
CONCEPT PLAN

SHEET NUMBER
C201

PROJECT NUMBER
HB2025-17

DATE
OCTOBER 20, 2025

REVISIONS





OZAI 2026-007

Name: Kingdom Builders International Ministries

Property Address: 4511 Austell Road, GA, 30106.

Acreage: 2

District: 5, Councilman T. J Ferguson

Parcel Identification: 19106700060

Zoning: O & I with stipulations

Future Land Use: Neighborhood Activity Center (NAC)

Request: Modify zoning condition limiting the use to office and previous applicant.

CITY OF MABLETON

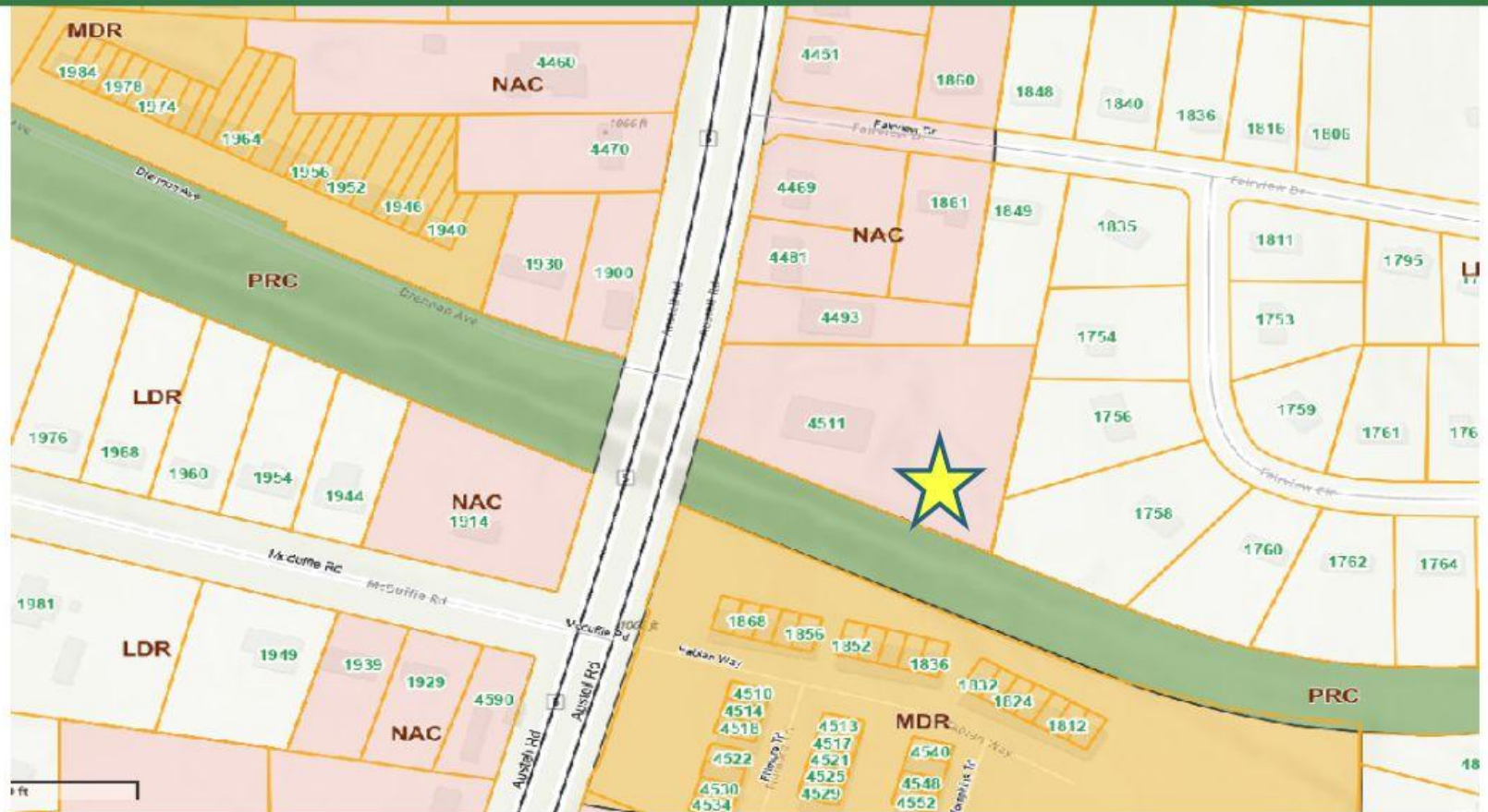
Zoning



Star: Location of Subject Property

CITY OF MABLETON

Future Land Use



Star: Location of Subject Property



Star: Location of Subject Property



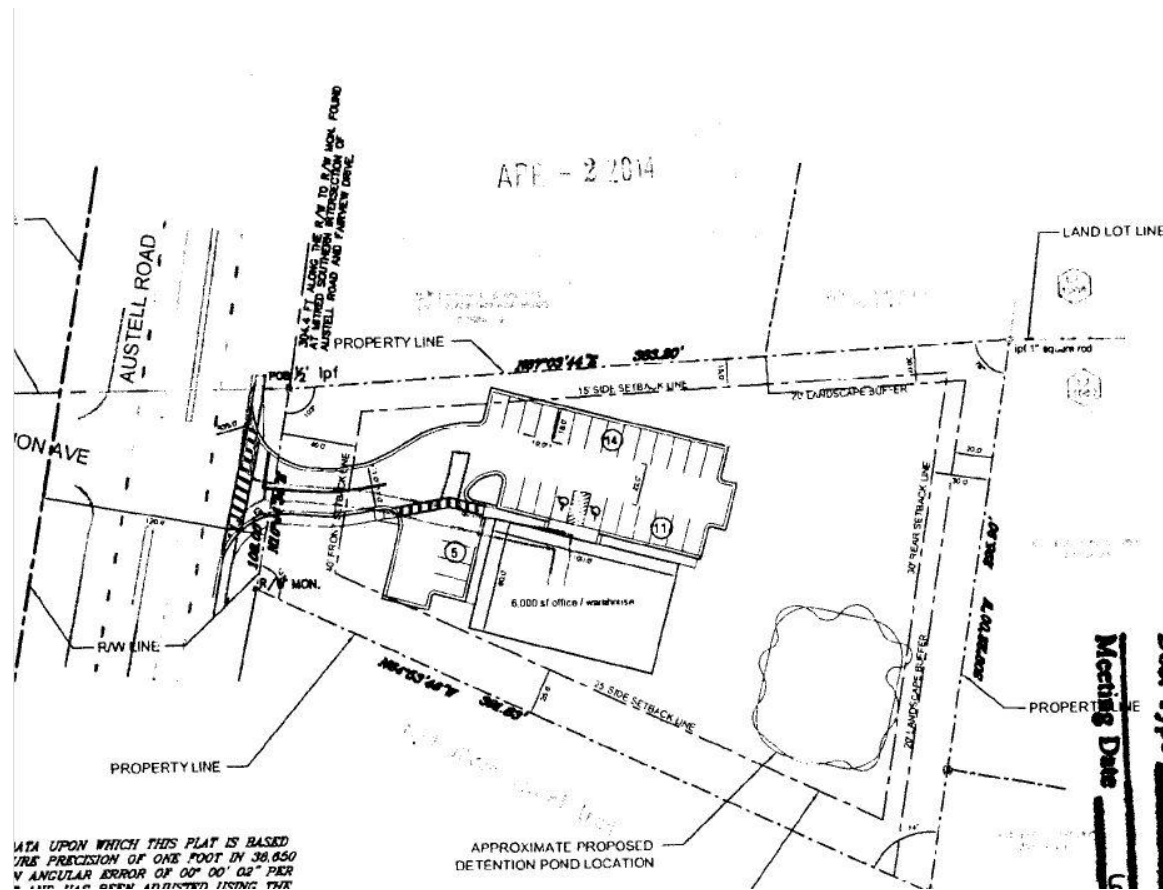
Z-30

EGBEL FAIBILLE (owner) requesting Rezoning from **R-20** to **O&I** for the purpose of an Office in Land Lot 1067 of the 19th District. Located on the east side of Austell Road, south of Fairview Drive (4511 Austell Road).

To **approve** Rezoning to the **O&I** zoning district **subject to:**

- **Site plan received by the Zoning Division April 2, 2014 with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
- **Building architecture to be substantially similar to the elevation received by the Zoning Division April 2, 2014 with the District Commissioner approving the final plan (attached and made a part of these minutes)**
- **For this Applicant and this use *only***
- **Driveway access to be right-in/right-out and left-in *only* (no left-out)**
- **20 foot landscape buffer to be installed along property line adjacent to Silver Comet Trail for the purpose of visual screening**
- **Existing structure to be demolished within one year of final approval by the Board of Commissioners**
- **Fire Department comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**

TON



SUMMARY TABLE	
TOTAL SITE AREA	75,400 SF (1.74 AC)
TOTAL IMPERVIOUS AREA	21,044 SF (0.48 AC)
TOTAL BUILDING AREA	8,000 SF
EXISTING ZONING	R4
PROPOSED ZONING	OS4
LAND LOT	1087
DISTRICT	2ND
PARKING REQUIRED (PER ZONE LAW) (OFF-SITE SERVICE AND SUPPLY) (STANDARD)	70 (1 PER 200 SQ. FT.)
TOTAL BUILDING AREA	8,000 SQ. FT.
TOTAL PARKING PROVIDED	30 (1 PER 200 SQ. FT.)

CONTACT INFORMATION:

OWNER / DEVELOPER:
Egbel Fabie
4511 Austell Road
Austell, GA 30106
678.618.0517
Contact: Tommy Clark

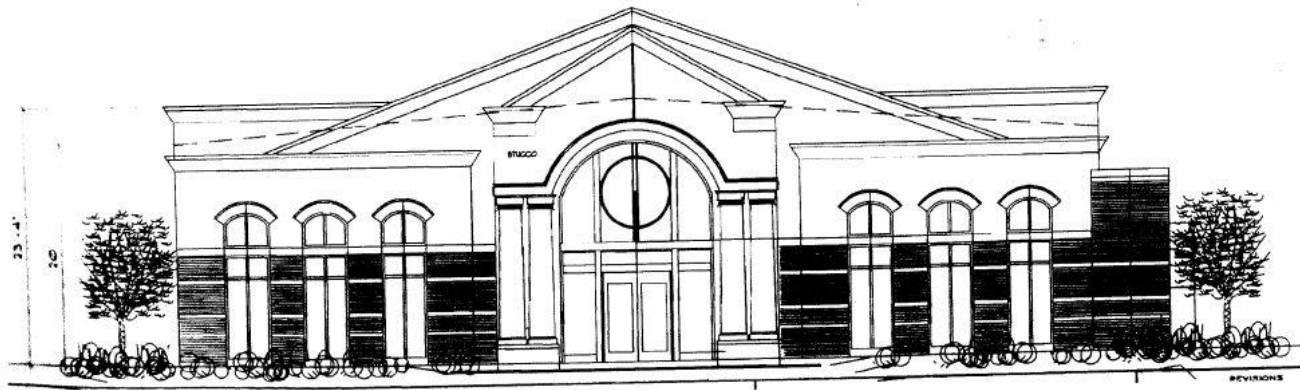
SURVEYOR:
Sawhney & Associates
523 Hastings Way
Jonesboro, GA 30238
678.478.6857

ENGINEER:
ASA Engineering, Inc.
7160 Kingston Court, Ste. O

Min. Plt. 7.3
Doc. Type 312
Meeting Date



APR - 2 2014



Min. Bk. 7.8, Petition No. Z-30
Doc. Type Building
Architecture
Meeting Date 6/17/14

Z-30 (2014)
Proposed
Building
Elevation

CITY OF MABLETON

July 2016



November 2016



CITY OF MABLETON

December 2018



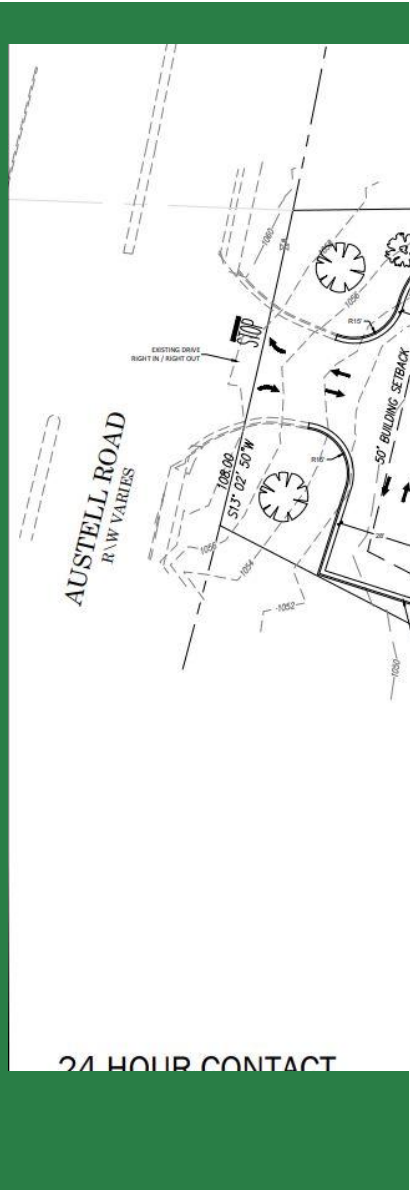
March 2021



CITY OF MABLETON

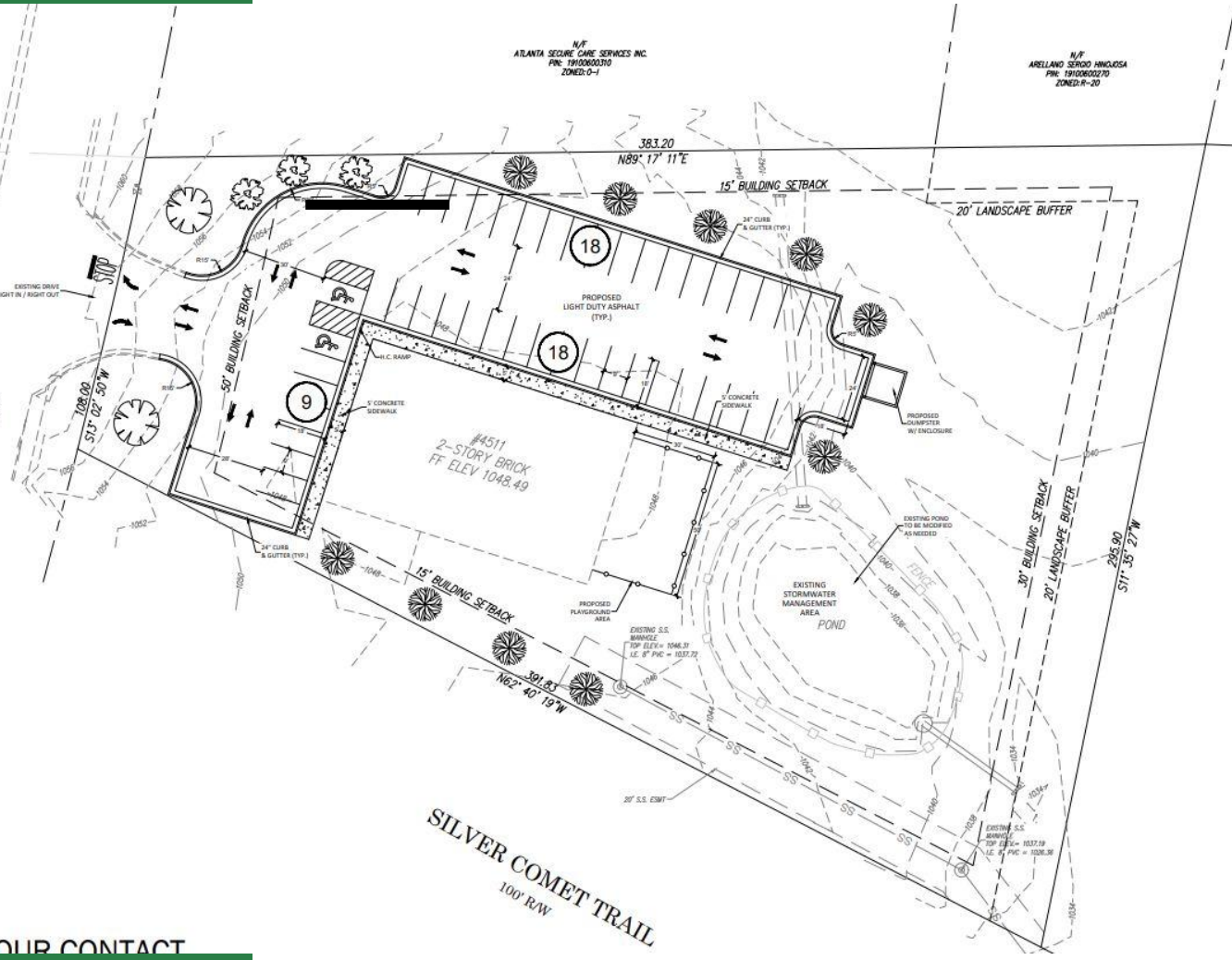


CITY OF MABLETON



AUSTELL ROAD
R/W VARIES

24 HOUR CONTACT



VICINITY MAP



PARKING CALCULATION
CHURCH:
REQUIRED: 1 SPACE/4 SEATS
97 SEATS / 4 = 24.25 SPACES, USE: 25 SPACES
DAYCARE:
MINIMUM REQUIRED = 20 SPACES

TOTAL REQUIRED
PARKING SPACES=25 + 20 SPACES = 45 SPACES

TOTAL PROVIDED SPACES=45 SPACES

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 - LAND LOT 1067, 19TH DISTRICT
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 - THERE ARE NO WETLANDS LOCATED ONSITE
 - MINIMUM LOT SIZE: 20,000 SQUARE FEET.
 - MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 60 FEET.
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 - WATER PROVIDED BY COBB COUNTY
 - SANITARY SEWER PROVIDED BY COBB COUNTY
 - EXISTING IMPERVIOUS AREA=0.00 AC.
 - PROPOSED IMPERVIOUS AREA=0.58 AC. (25,464 S.F.) (29.23%)

CITY OF MABLETON

Letter of Intent for Use Stipulation Modification “Other Business”

To: **The Honorable Mayor and City Council, City of Mableton, Georgia**
From: **Kingdom Builders International Ministries, Thomas Orok (Representative)**
Date: **December 14, 2025**

Subject: **Letter of Intent to Address New Use Stipulations for 4511 Austell Road**
Esteemed Mayor and City Council Members,

Kingdom Builders International Ministries submits this letter with enthusiasm and commitment regarding our application for a modification to the existing zoning stipulations for the property located at **4511 Austell Road, Austell, GA 30106**. Our purpose is clear: to establish a vital and active community resource **Church and Child Daycare Facility**.

The Need for Use Modification

The property was granted O&I zoning under **Cobb County Case Z-30 of 2014** for the explicit purpose of an **Office**. That original approval carried significant stipulations, including:

1. The use was granted **"For this Applicant and this use only"**.

We acknowledge these prior conditions. The current reality, however, dictates a new and pressing community need that a mere office building cannot meet. The building structure is now on-site, and the existing site layout necessitates formal modification to permit the proposed uses.

The current zoning permits a Church and Daycare **by special exception/right** within Mableton's zoning code, and our proposed use is in compliance with the spirit and intent of the Comprehensive Plan, which designates this property within a **Neighborhood Activity Center (NAC)** future land use category. The Ministries seek to expand the prior O&I approval to include the Church and Daycare as the primary use.

Commitment to Stipulations and Community Standards

We are fully prepared to adhere strictly to all the original Z-30 (2014) conditions that remain relevant, including those related to architecture, access management, and buffers, and to meet all new requirements set forth by the City of Mableton's Zoning Code (MZC) and the Austell Road Design Overlay District (AR-DOD):

- **Landscaping and Buffering:** We are committed to installing the required **20-foot landscape buffer** along the property line adjacent to the Silver Comet Trail for visual screening. Furthermore, we will comply with the MZC requirement for a **35-foot**

landscape screening buffer next to any residential properties, ensuring a **100% visual barrier** within two years.

- **Traffic and Access:** Our proposed site plan meets all stipulated parking requirements (45 total spaces) and we commit to adhering to all Cobb DOT recommendations, including maintaining the directional access limitations on Austell Road (right-in/right-out and left-in only). We will also proactively submit the required **traffic circulation and parking plan** to Cobb DOT to manage the daycare's drop-off and pick-up cycles if requested.
- **Building Design:** We are prepared to work with the City to ensure the existing building's architecture and the proposed **2-story brick building** design are acceptable and enhance the aesthetics of the Austell Road corridor, adhering to the AR-DOD design standards and replacing the **"unaesthetic house"** the prior office use intended to demolish.
- **Daycare Standards:** We commit to the MZC requirements for the accessory daycare, ensuring it is located on the same lot and, if the enrollment of non-church members is projected to **exceed 25%**, we will submit a concurrent application for a **Temporary Land Use Permit (TLUP)** to formalize this crucial community service.

Kingdom Builders International Ministries is eager to be a productive and permanent partner in the Mableton community. We believe this development, fully compliant with MZC requirements and embracing the spirit of the previous approval's stipulations, will have a positive impact on the county tax base and greatly complement adjacent properties.

We respectfully request the approval of our application, allowing us to serve the working families of Mableton.

With Sincere Enthusiasm,

Thomas Orok
Representative, Kingdom Builders International Ministries
Phone: 678-618-0517 63
Email: tommyorok@yahoo.com



AGENDA ITEM MEMORANDUM

MEETING OF: August 24, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Other Zoning Agenda Item — OZAI 2026-008 490 Riverside Parkway (Proposed South Cobb Public Health Building) - Deputy Comm Dev Director, Tina Garver

Request to adopt site plan. Cobb County seeks approval for a reduction of the 10-acre minimum development size for the proposed development and to allow access through a RM-12 district.

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. OZAI 2026-008 - Application
2. OZAI 2026-008 - Summary Report
3. OZAI 2026-008 - Site Plan
4. OZAI 2026-008 - Presentation



WORKSPACE INFORMATION

Application number OZAI-2026-008	Category Other Business Zoning Item	Workspace state In review
Workspace created 08/05/2026, 1:26:01PM EDT	Application submitted 08/05/2026, 1:35:13PM EDT	
Assignee	Package generation date 08/18/2026, 10:23:00AM EDT	

LOCATION INFORMATION

Address 490 RIVERSIDE PARKWAY, City of Mableton	Property information 180590004000,
---	--

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Amy Wilby	3475 Corporate Way A Engineer permitsduluth@gaskinslecrew.com +1 6782571902	Applicant
Lee Vaughn Cobb County	1150 Powder Springs St Ste 200 Marietta lee.vaughn@cobbcounty.gov +1 678-758-7113	Property owner

TABLE OF CONTENTS

Cover page	1
Table of contents	2
OBZI Application	3
Council and committee meetings	4
Reviews	5
Attachments	6
Messages	7



OBZI Application

1400 Veterans Memorial Highway SE

Suite 134-200, Mableton,

Georgia 30126

Representative Information

Representative Name
Gaskins + LeCraw / Thomas Dugan

Representative Address
3475 Corporate Way A

Property Owner Information

Property Owner Name
Cobb County

Property Owner Phone
678-758-7113

Property Owner Address if different from party role
100 Cherokee Street uite 300, Mableton, ga 30090

Property Owner Email
lee.vaughn@cobbcounty.gov

Property Details

Council District

Zoning Case

Size of Property (in Acres)
5.21

Original Date of Hearing

Location
490 Riverside Pkwy SW, Mableton, GA

Land Lot(s)

District(s)

Signs

Number of Road Frontages
1

Number of Signs Required

Details of Other Business

State specifically the need or reason(s) for Other Business:

The South Cobb Public Health Building development consists of a single-story ~28,046 SF public health facility, on a 5.21-acre tract at 490 Riverside Parkway (Parcel **18059000400**). The property is zoned PVC. Cobb County seeks approval for a reduction of the 10-acre minimum development size for the proposed development. All other PVC standards are met.

I hereby certify that I have authority to make this application and to the truthfulness of the information in the application and that if any of the information provided is incorrect, the application may be revoked. By signing this application I am hereby certifying that I am responsible for conveying all information relevant to this application including Building, Zoning, and all other applicable codes to the property owner and/or contractor.

 Signed by **Amy Wilby** 08/10/2026, 2:17:35 PM EDT

 Signed by **Amy Wilby** 08/10/2026, 2:16:51 PM EDT **Note: Form has been edited after the sign-off.**

Name and municipality:	City Council, Mableton, GA
Date:	09/30/2026, 6:30:00 PM EDT
Status:	Pending
Agenda:	City Council agenda 09/30/2026.pdf

REVIEWS

Zoning Review - In review Assignee: Latemia Richards Description:
Unreviewed Review started: 08/10/2026, 4:24:47 PM EDT Reviewer: Comment:

ATTACHMENTS

This section includes relevant information about the various attachments that have been uploaded to the workspaces or that have been generated as part of the workspace. The actual files are not included in this pdf. Refer to other folders within the downloaded file to view the actual files.

Phase:

Application

Uploaded on:

08/05/2026, 1:28:11 PM EDT

Contents:

Site Plan

Attachment type(s):

Site Plan

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	08/05/2026, 1:28:11 PM EDT	2026-08-03 - South Cobb Public Health - Site Plan.pdf	application/pdf

Phase:

Application

Uploaded on:

08/05/2026, 1:29:05 PM EDT

Contents:

Warranty Deed

Attachment type(s):

Warranty Deed

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	08/05/2026, 1:29:05 PM EDT	Deed - South Cobb Public Health.pdf	application/pdf

MESSAGES

Application

Private conversation

Participants: Amy Wilby, Tina Garver

Tina Garver (Authority), 08/07/2026, 11:09:59AM EDT

Please complete the application I added to the portal. We will also send you a form authorizing you as the applicant.

Amy Wilby, 08/10/2026, 7:14:45AM EDT

Thank you!

Amy Wilby, 08/10/2026, 2:19:36 PM EDT

Hey Tina! I completed the application added but it is still showing as draft. I just want to make sure this goes through. Thank you!



City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite 144
Mableton, GA 30126
(470) 417-4220
www.mableton.gov

PLANNING COMMISSION SUMMARY REPORT – “OTHER ZONING AGENDA ITEM” APPLICATION
Public Hearing Date: **August 24th, 2026**

Case Number: OZAI 2026-08

Current Zoning: Planned Village Community (PVC)

Proposed Request: Request to adopt site plan. Cobb County seeks approval for a reduction of the 10-acre minimum development size for the proposed development.

Staff Report Compiled By: Sunday Odudu (Senior Planner)

Staff Recommendation:

APPLICANT & PROPERTY INFORMATION

Name: Cobb County Government

Property Address: 490 Riverside Parkway

Acreage: 5.21

District: 2, Councilman Michael McNeely

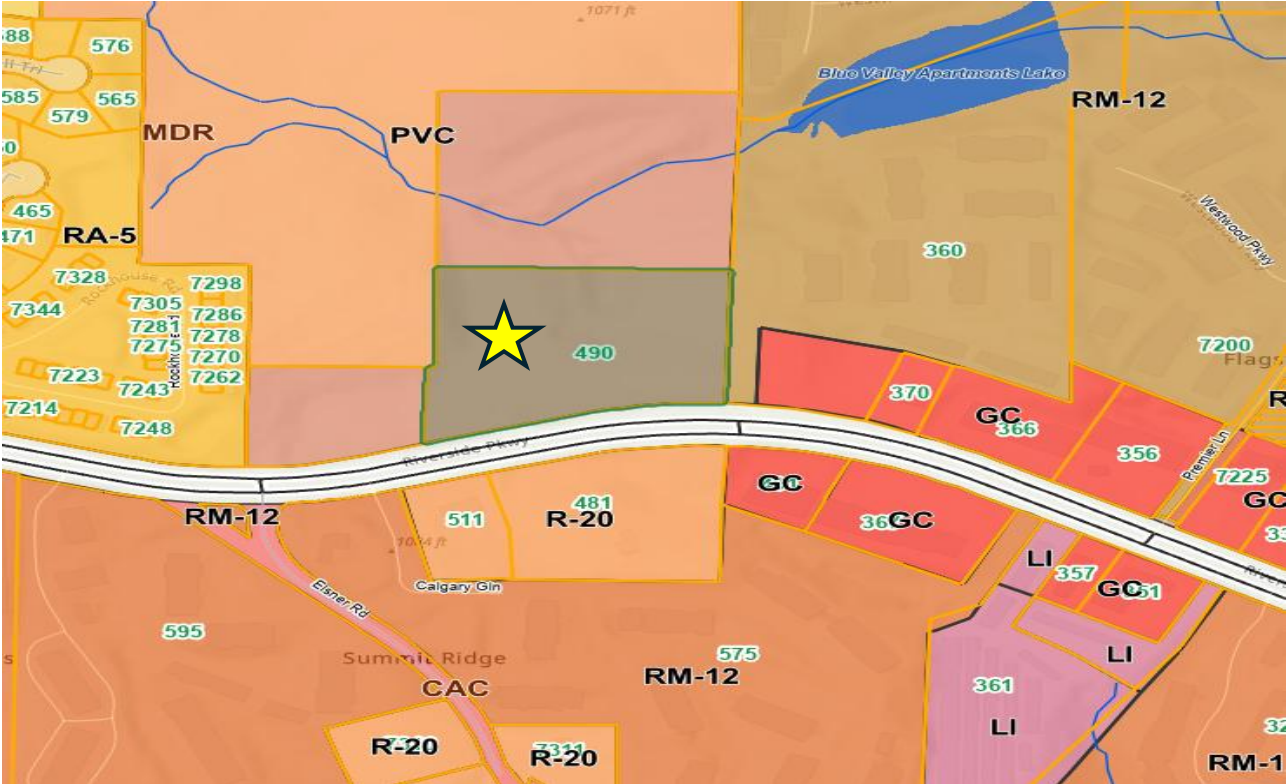
Parcel Identification: 18078800040

Future Land Use: High Density Residential (HDR)

PURPOSE OF REQUEST

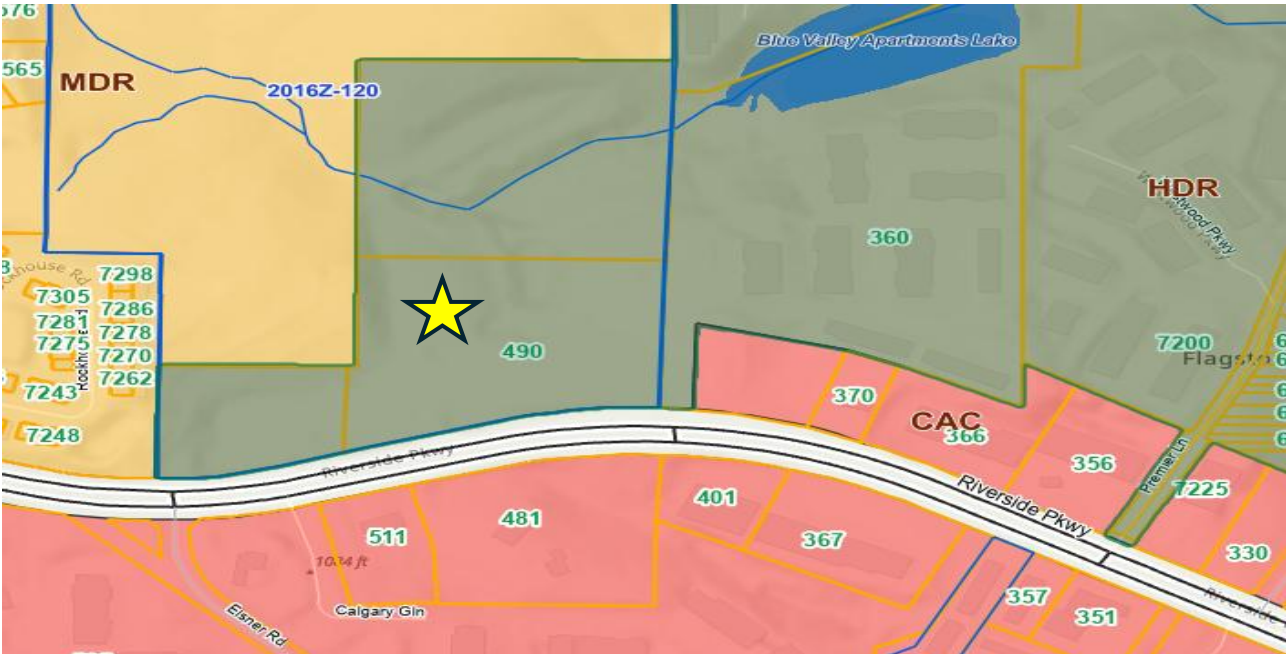
The application submitted by Cobb County Government as an “Other Zoning Agenda Item Application” requests a site plan modification for the property located at 490 Riverside Parkway (Parcel No. 18059000400). The proposed development, known as the South Cobb Public Health Building, consists of a single-story, approximately 28,046-square-foot public health facility on a 5.21-acre tract. Cobb County Government is requesting approval of a reduction from the required 10-acre minimum development size to allow the proposed development. All other applicable PVC zoning standards will be met.

ZONING MAP (Office & Institutional, O&I)



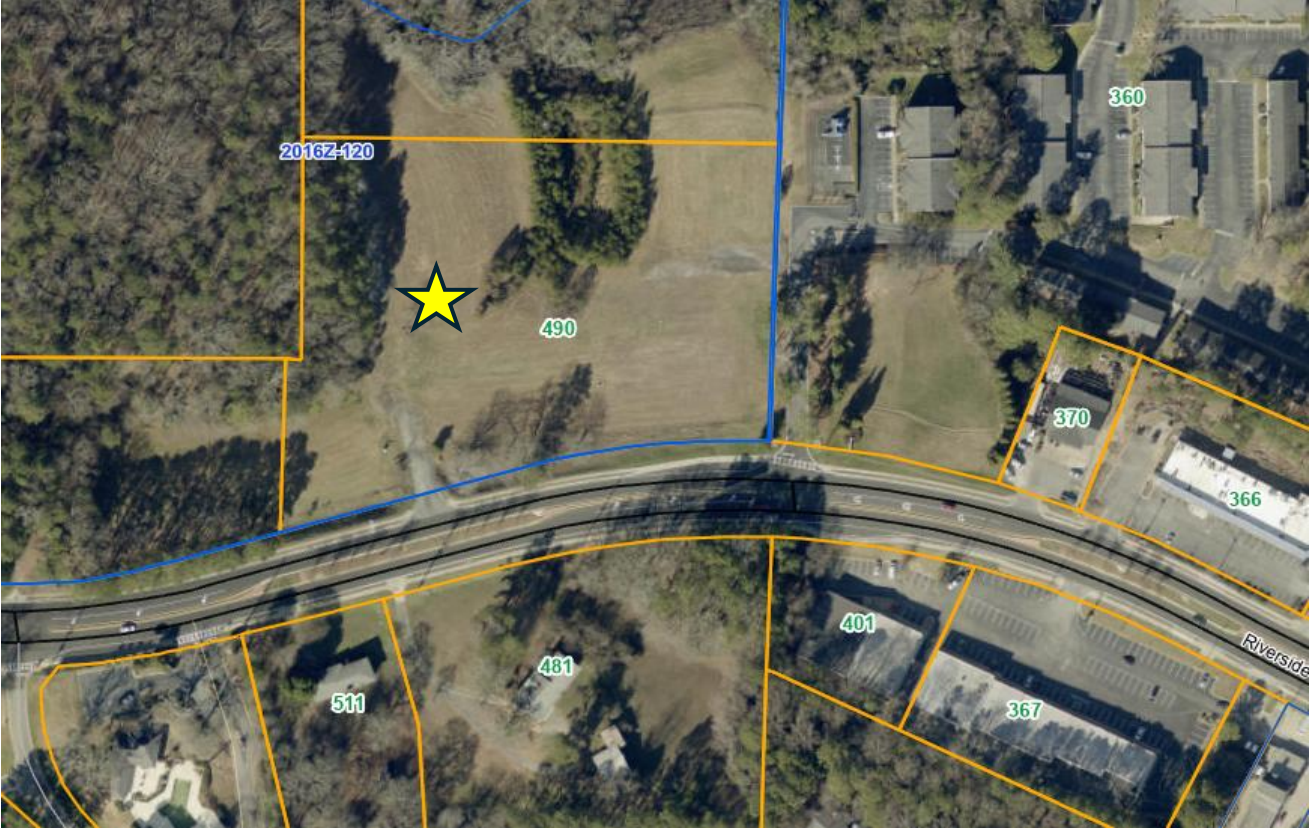
Star: Location of Subject Property

FUTURE LAND USE MAP (High Density Residential, HDR)

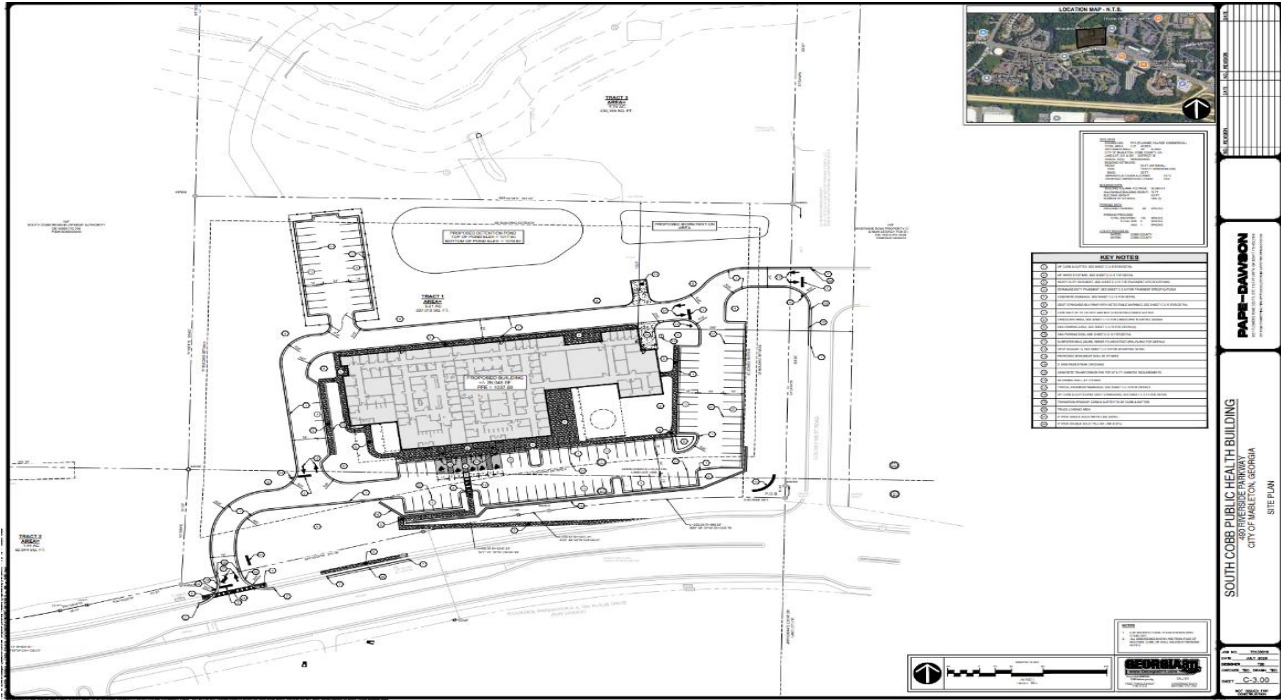


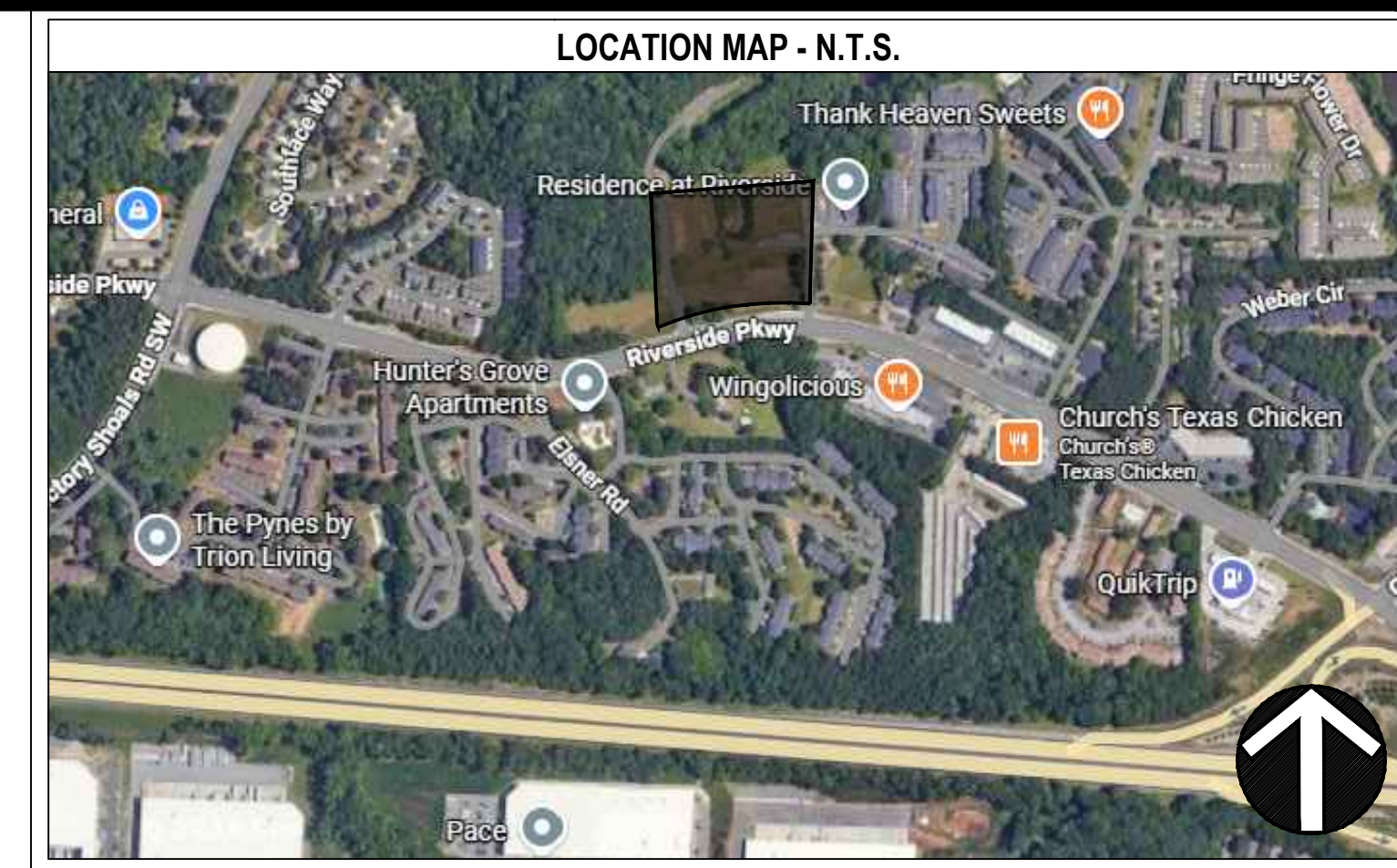
Star: Location of Subject Property

AERIAL MAP

**Star: Location of Subject Property**

SITE PLAN





SITE DATA

ZONING USE:	PVC (PLANNED VILLAGE COMM)
TOTAL AREA:	5.21 ACRES
DISTURBED AREA:	XX ACRES
CITY OF MABLETON, COBB COUNTY, GA	
LAND LOT: 511 & 591	DISTRICT 18
PARCEL ID(S):	180590004000
BUILDING SETBACKS:	
FRONT:	50 FT (ARTERIAL)
SIDE:	15/30 FT (MINOR/MAJOR)
BACK:	30 FT
IMPERVIOUS COVER ALLOWED:	XX %
PROPOSED IMPERVIOUS COVER:	XX%

BUILDING DATA
 BUILDING SQUARE FOOTAGE: 28,046
 ALLOWABLE BUILDING HEIGHT: 75 FT
 BUILDING HEIGHT: XX FT
 NUMBER OF STORIES: ONE (1)

PARKING DATA			
REQUIRED PARKING:	99	SPACE:	
PARKING PROVIDED			
TOTAL PROVIDED:	116	SPACE:	
TOTAL ADA:	5	SPACE:	
VAN:	1	SPACE:	

UTILITY PROVIDERS
WATER: COBB COUNTY
SEWER: COBB COUNTY

KEY NOTES

(1)	24" CURB & GUTTER, SEE SHEET C-3.10 FOR DETAIL.
(2)	24" WHITE STOP BAR, SEE SHEET C-3.10 FOR DETAIL.
(3)	HEAVY DUTY PAVEMENT, SEE SHEET C-3.10 FOR PAVEMENT SPECIFICATIONS
(4)	STANDARD DUTY PAVEMENT, SEE SHEET C-3.10 FOR PAVEMENT SPECIFICATIONS
(5)	CONCRETE SIDEWALK, SEE SHEET C-3.10 FOR DETAIL.
(6)	GOOD STANDARD ADA RAMP WITH DETECTABLE WARNING, SEE SHEET C-3.11 FOR DETAIL.
(7)	CONTRACTOR TO TIE INTO AND MATCH EXISTING CURB & GUTTER
(8)	LANDSCAPE AREA, SEE SHEET L-1.10 FOR LANDSCAPE PLANTING DESIGN
(9)	ADA PARKING AREA, SEE SHEET C-3.10 FOR DETAIL(S)
(10)	ADA PARKING SIGN, SEE SHEET C-3.10 FOR DETAIL
(11)	DUMPSTER ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR DETAILS
(12)	STOP SIGN (R1-1), SEE SHEET C-3.10 FOR MOUNTING DETAIL
(13)	PROPOSED MONUMENT SIGN, BY OTHERS
(14)	5' WIDE PEDESTRIAN CROSSING
(15)	CONCRETE TRANSFORMER PAD PER UTILITY OWNER'S REQUIREMENTS
(16)	RETAINING WALL, BY OTHERS
(17)	TYPICAL PAVEMENT MARKINGS, SEE SHEET C-3.10 FOR DETAILS
(18)	30" CURB & GUTTER PER GDOT STANDARDS, SEE SHEET C-3.11 FOR DETAIL
(19)	TRANSITION FROM 24" CURB & GUTTER TO 30" CURB & GUTTER
(20)	TRUCK LOADING AREA
(21)	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
(22)	4" WIDE DOUBLE SOLID YELLOW LINE (SYL)

NOTES

1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.



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GEORGIA ENGINEERING FIRM #FF000034 | GEORGIA SURVEYING FIRM #L SC701596

SOUTH COBB PUBLIC HEALTH BUILDING
490 RIVERSIDE PARKWAY
CITY OF MABLETON, GEORGIA
SITE PLAN

SITE PLAN

JOB NO. 76130010
DATE JULY 2026
DESIGNER TDD
CHECKED TDD DRAWN TD
SHEET C-3.00

NOT ISSUED FOR
CONSTRUCTION

NOT ISSUED FOR
CONSTRUCTION

XXXXXXXXXXXX

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OZAI 2026-008

Name: Cobb County Government

Property Address: 490 Riverside Parkway

Acreage: 5.21

District: 2, Councilman Michael McNeely

Parcel Identification: 18078800040

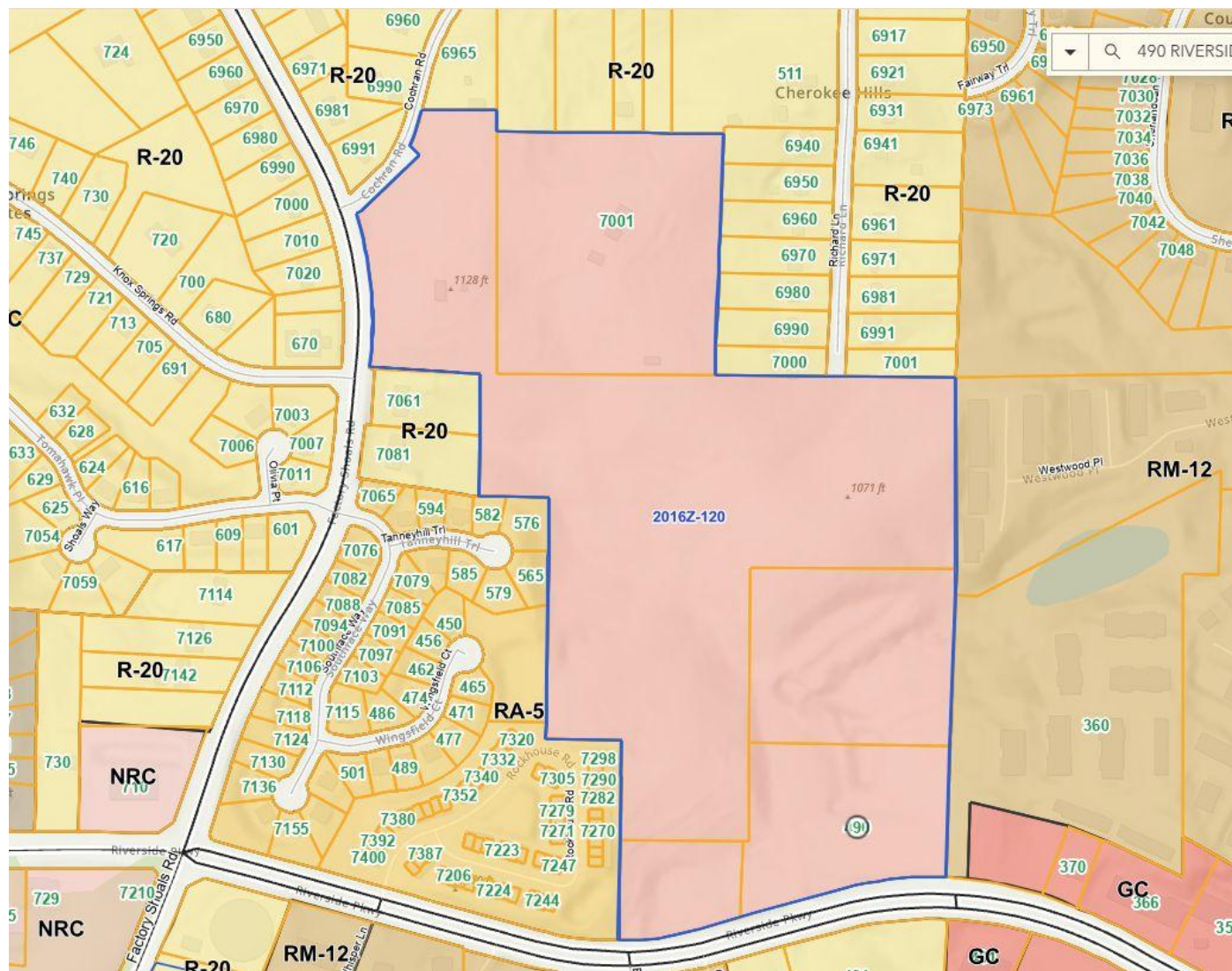
Current Zoning: Planned Village Community (PVC)

Future Land Use: High Density Residential (HDR)

Request: Adopt a site plan for a portion of the site.

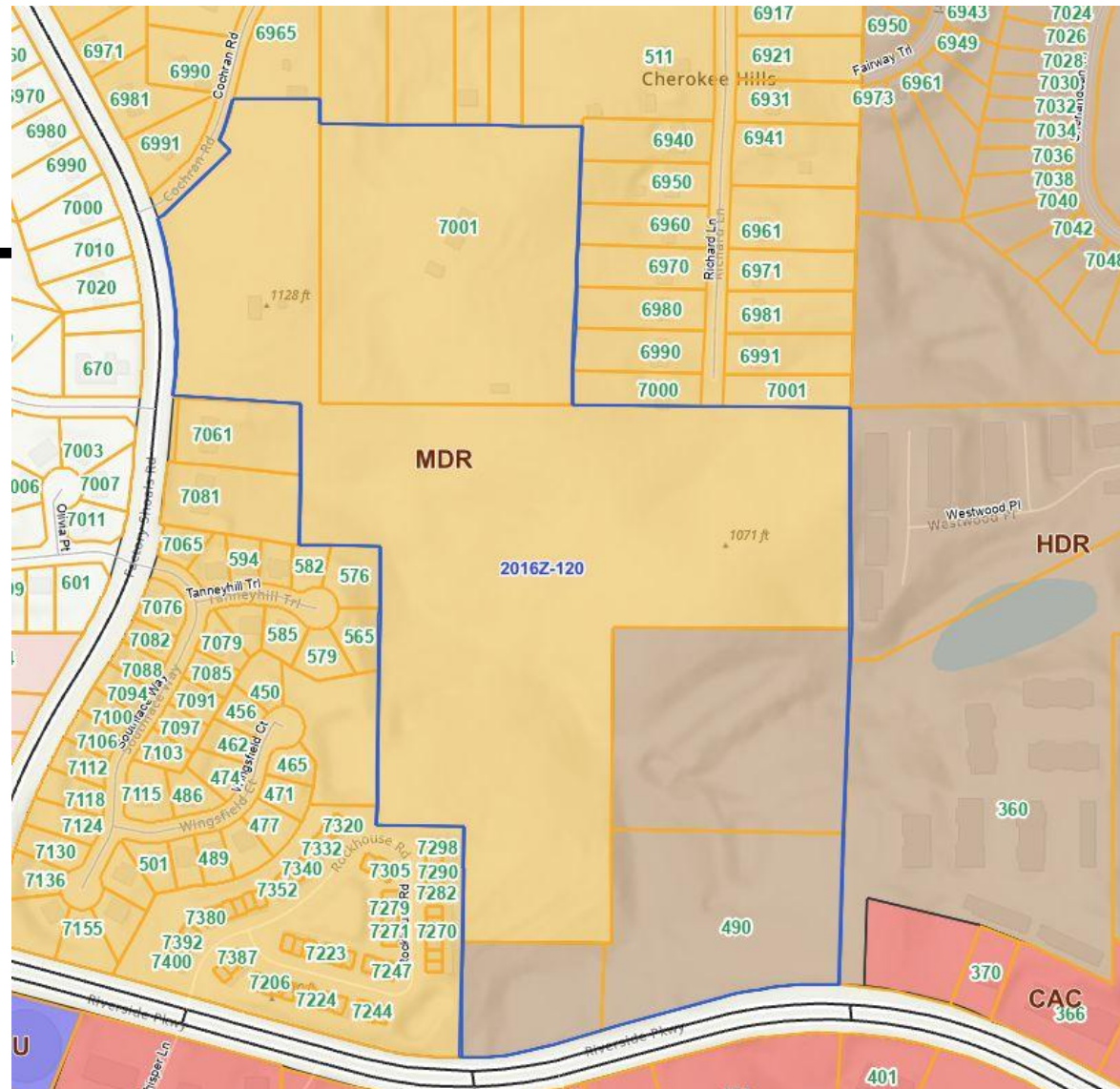
CITY OF MABLETON

Zoning

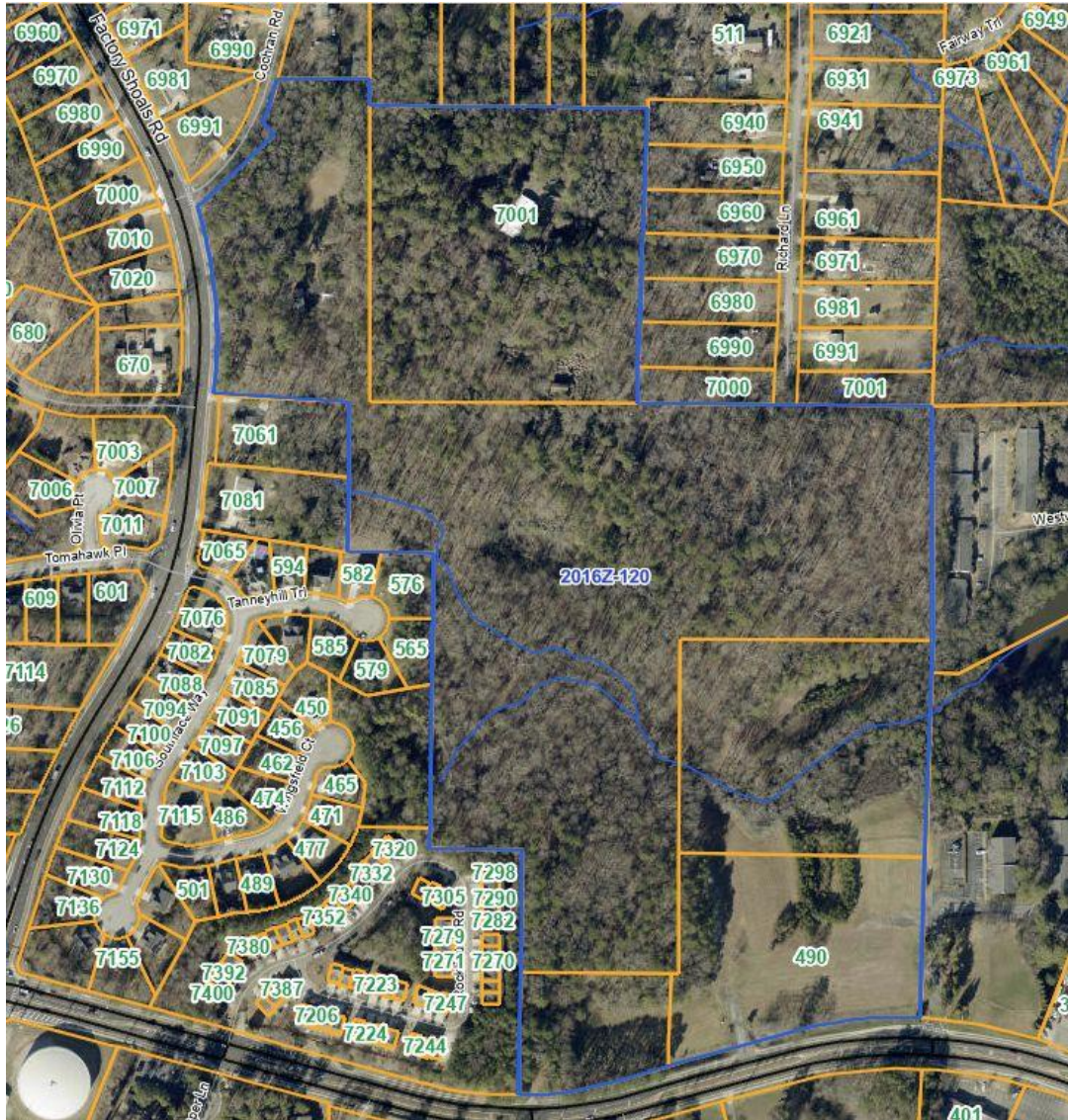


CITY OF MABLETON

Future Land Use



CITY OF MABLETON



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CONSENT AGENDA (CONT.)

Z-120

SOUTH COBB REDEVELOPMENT AUTHORITY; STEPHEN YANCEY; PHILLIP YANCEY (South Cobb Redevelopment Authority; Stephen Charles Yancey, owner) requesting Rezoning from **RM-12 and R-20 to PVC** for the purpose of a Mixed-Use Development in Land Lots 511, 512, 490 and 590 of the 18th District. Located on the east side of Factory Shoals Road, the north side of Riverside Parkway (formerly Six Flags Drive), the southeastern side of Cochran Road, and the south end of Richard Lane.

1. Site plan to be approved by the Board of Commissioners
2. Letter of agreeable conditions from Mr. James A. Balli dated November 30, 2016 (attached and made a part of these minutes), *not otherwise in conflict*, with the following changes:
 - A. Item No. 2 – remove subsections c, g, and l from the list of 134-217(13)
 - B. Item No. 3 – add to the list of prohibited uses: (i) rooming and boarding houses, and (j) fraternity and sorority houses resident halls
3. Due to the lack of specific conditions of this zoning application to enhance marketability of the subject property, the District Commissioner reserves the right to add conditions to the subject property that bind the approval of the Site Plan and Unified Development Plan upon various factors as they relate to land use, zoning, development and community impact; added stipulations may include but are not to:
 - A. Site plan considerations (building layout, parking and lighting layout, egress/ingress locations, setbacks, display of storage; placement of commercial, residential, and public buildings and amenities)
 - B. Stormwater Management considerations (type, placement, capacity, pervious/ impervious considerations)
 - C. Building architecture considerations (materials, color, height; style, setback)
 - D. Landscaping considerations (buffers, enhancement strips, amount and type of trees, flowers, and shrubs and grass, landscaping maintenance, and irrigation)
 - E. Fencing considerations (placement, type, color, maintenance)
 - F. Construction considerations (hours, staging of materials and equipment, plant removal)
 - G. Vehicular Traffic inside and adjacent the subject property (design, location, use of traffic signals or other traffic flow devices, private or public designation, transit)
 - H. Signage considerations (entrance, building, directional)
 - I. Business types permitted and non-permitted inclusive of consideration of alcohol consumption and sale

CONSENT AGENDA (CONT.)

Z-120

SOUTH COBB REDEVELOPMENT AUTHORITY; STEPHEN YANCEY; PHILLIP YANCEY (CONT.)

10. Water and Sewer Division comments and recommendations, *not otherwise in conflict*
11. Stormwater Management Division comments and recommendations, *not otherwise in conflict*
12. Department of Transportation comments and recommendations, *not otherwise in conflict*

Z-120

SOUTH COBB REDEVELOPMENT AUTHORITY; STEPHEN YANCEY; PHILLIP YANCEY (CONT.)

- J. Community covenants and benefit agreements as they related to housing, employment, affordability, rental limits, amenities, use of buildings and services, programs, mitigation efforts and other considerations
 - K. Site security considerations (type inclusive of capital and operational considerations)
 - L. Lighting considerations (type, look, and placement)
 - M. Parking considerations (placement, type, amount, parking islands, pedestrian, and vehicle traffic patterns)
 - N. Transportation alternatives and pedestrian use and safety considerations inclusive of placement, type, look, and amount of sidewalks, crosswalks, pedestrian signals, bike paths, benches, and pedestrian lighting; transit considerations
 - O. Residential considerations (density, architecture, type, amenities and features, covenants, affordability, garage use restrictions, storage restrictions, accessory restrictions, permissible residential restrictions)
 - P. Waste Service considerations inclusive of amount, placement, appearance, and use and maintenance of dumpsters and trash receptacles
4. Boundary survey included with the letter from Mr. James A. Balli dated December 5, 2016 (attached and made a part of these minutes)
 5. Variance to 134-217(13) I. to allow for the three property owners listed on the Zoning Application instead of a single owner as required by the Code
 6. Variance to waive the requirement that the project be a quadrant of a major intersection
 7. Applicant to submit a Unified Development Plan for the entire site to the Board of Commissioners via an Other Business Item
 8. No Land Disturbance Permits are to be issued until the Board of Commissioners has approved the Unified Development Plan and the required private deed covenants have been recorded
 9. If the Applicant fails to obtain approval for a Unified Development Plan within five years of the Board of Commissioners' final decision of this application, then the zoning shall revert back to the previous categories for all parcels; if needed, the Applicant can request an extension of the five year limit via an Other Business Item



2016
Zoning
Stipulations

CITY OF MABLETON

SAMS, LARKIN, HUFF & BALLI, LLP

ATTORNEYS AT LAW

376 POWDER SPRINGS STREET
SUITE 100

MARIETTA, GA 30064-3448

JAMES A. W. BALLI

(Admitted in GA and AL)

JBALLI@SLHB-LAW.COM

TELEPHONE
(770) 422-7016

FACSIMILE
(770) 426-6583
WWW.SLHB-LAW.COM

November 30, 2016

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Community Development Agency
Zoning Division
1150 Powder Springs Road
Suite 400
Marietta, GA 30064

Re: Rezoning and entitlement of property consisting of 51.42 acres (the "Property") located at or near 490 Six Flags Drive (Riverside Parkway) and 7001 Factory Shoals Road from RM-12, R-20 to PVC (Conditional) (the "Project"). (Z-120 of 2016).

Dear John:

As you are aware, I represent the South Cobb Redevelopment Authority ("SCRA") and the Yancey family (collectively "Applicant") regarding the approval of the Project. In keeping with the Six Flags Implementation Strategy ("Strategy") adopted by the Cobb County Board of Commissioners, the Property is being rezoned to allow for a Planned Village Community made possible by the SCRA working with private land owners within the area designated for "mixed-use" by the Strategy. It is envisioned the Project will result in a sufficient land-bank to allow marketing for a unique and innovative development. As part of that process, the following conditions will apply to this Property as part of the zoning ordinance if approved by the Board of Commissioners:

1. Any future development plan shall be required to come back for a full hearing by the Board of Commissioners on the "Other Business" Agenda. The Property will be posted with zoning signs which notify the surrounding community no less than thirty (30) days prior to any public hearing. Notification letters shall also be mailed to all property owners within 1,000 feet and said notification letter will be forwarded to the District Commissioner for inclusion in the District 4 newsletter for broad distribution. No future development plan shall be eligible for a

SAMS, LARKIN, HUFF & BALLI, LLP
ATTORNEYS AT LAW

Petition No. Z-120
Meeting Date 12-20-16
Continued

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Community Development Agency
November 30, 2016
Page 2

public hearing before the Board of Commissioners until there has been a properly advertised public meeting held after normal working hours at the South Cobb Recreation Center to provide information and an opportunity for public input from the surrounding community.

2. To ensure that the Board of Commissioners have maximum discretion to review and make a detailed decision of rejection or approval of any development on the Project, the generic provisions of Section 134-217 (Planned Village Community District) shall not automatically apply to the Property when in conflict with the following: (a) Community Retail Uses shall be allowed if approved by the Board of Commissioners as a special exception use; (b) Use limitations as set forth in Section 134-217(13)(c),(d),(f),(g),(i),(l),(q),(t), (u) and (v) shall be as set by the Board of Commissioners upon approval of any development plan. Notwithstanding any provision of this paragraph, the Board of Commissioners maintains the legislative discretion to impose all or some of the generic provisions verbatim as a part of the approval of any submitted development plan.

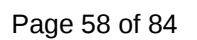
3. The following shall be prohibited uses on the Property; (a) no automotive repair establishments or tire shops; (b) no pawn shops; (c) no full service gasoline stations; (d) no adult entertainment or adult bookstores/novelty shops; (e) no nightclubs; (f) no self-service laundry facilities; (g) no suite hotels and/or hotels/motels that have kitchenettes or kitchen facilities and (h) no uses that emit noxious odors or fumes.

4. Subject to approval of a development plan by the Board of Commissioners, water and sewer shall be made available to the entire Property via separate easement agreements consistent with Staff comments and Section 134-217(13)(a)(4).

5. Subject to approval of a development plan by the Board of Commissioners, a full service grocery store or supermarket shall be expressly allowed uses on the Property.



CITY OF MABLETON





AGENDA ITEM MEMORANDUM

MEETING OF: August 24, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: First Read of an Ordinance Amending the Fiscal Year 2025-2026 Budget of the City of Mableton and Other Lawful Purposes - Finance Director, Karen Ellis

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Budget Amendment Memo FY26-002
2. ORD 2026-08- Amending the 2025-26 Budget



TO: William Tanks, City Manager
FROM: Karen Ellis, Finance Director
DATE: Submitted on August 18, 2026 for the August 26, 2026, Regular City Council Meeting

AGENDA ITEM: Budget Amendment for FY 2026 Budget.

SUMMARY:

On June 25, 2025, the City Council approved the Fiscal Year 2026 Budget which supported assumptions at that certain point in time. As the fiscal year progresses, variances may arise between what was planned to be received or expended and what has been received or expended. This amendment will provide for a true-up to what the City anticipated for FY 2026 and what has occurred through the end of the fiscal year.

DISCUSSION:

Because budgeting is not an exact science, this amendment is necessary to create a more accurate presentation of FY 2026. Large variances must be explained to both external auditors and the State Department of Audits. Amendments of this type are routinely made to adjust for actual outcomes.

FUNDING AND FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff recommends approval of the proposed Budget Amendment for FY2026.

REVIEW & APPROVALS:

Financial Review: Karen Ellis, Finance Director –
Legal Review: Emilia Walker-Ashby, City Attorney –
Concurrent Review: William Tanks, City Manager –

ATTACHMENT(S):

FY2026 Budget Amendment

**AN ORDINANCE AMENDING THE FISCAL YEAR 2025-2026 BUDGET OF THE CITY
OF MABLETON AND FOR OTHER LAWFUL PURPOSES**

WHEREAS, the City of Mableton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City is the Mayor and Council ("City Council") thereof;

WHEREAS, the approved budget for the fiscal year 2025-26 was adopted on or about June 25, 2025;

WHEREAS, it has become necessary to amend said budget due to a review of budget-to-actual variances;

WHEREAS, the City Council has reviewed the proposed amendments to the budget and finds it to be in the best interest of the public welfare; and

WHEREAS, the City Council finds this Ordinance to be in the best interest of the health, safety and welfare of the City.

IT IS HEREBY ORDAINED, by the governing authority of the City of Mableton, as follows:

Section 1.

- a. Approval.** The 2025-26 budget is hereby amended as set forth in the attached "Budget Amendment", which is made a part of this Ordinance. This amendment includes adjustments to both revenues and expenditures.
- b. Appropriations and expenditures.** The City Council hereby authorizes the appropriations and expenditures as detailed in the attached Exhibit A. The total amount of the amendment is \$0.00.

Section 2. It is hereby declared to be the intention of the City Council that:

- a.** All Ordinances and parts of Ordinances in conflict with this Ordinance are hereby repealed.

- b. All sections, paragraphs, sentences and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.
- c. To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
- d. In the event any portion of this Ordinance shall be declared or adjudged invalid or unconstitutional, it is the intention of the City Council of the City that such adjudication shall in no manner affect the other sections, sentences, clauses or phrases of this Ordinance which shall remain in full force and effect, as if the invalid or unconstitutional section, sentence, clause or phrase were not originally a part of the Ordinance.

Section 3. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Ordinance for proofing and renumbering purposes.

Section 4. The effective date of this Ordinance shall be the date of adoption, unless provided otherwise by the City Charter, state and/or federal law. In the event that any effective date and/or tax commencement date herein is invalid and/or determined to be invalid, said effective date and/or tax commencement date shall instead be the earliest date allowed by law.

SO ORDAINED this _____ day of August 2026.

ATTEST:

CITY OF MABLETON, GEORGIA:

Susan D. Hiott, City Clerk

Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, City Attorney

EXHIBIT A

FY 2025-26 PROPOSED BUDGET AMENDMENT



BA2026-002

OPERATING GRANTS FUND		From	To	(Increase) / Decrease
REVENUE				
250.0000.336100.00	Local Government Grants	\$0	\$24,000	(\$24,000)
			Total	(\$24,000)
		From	To	Increase / (Decrease)
EXPENDITURE				
250.1310.521200.00	Professional Services	\$0	\$24,000	\$24,000
			Total	\$24,000
Net Change				\$0

HOTEL MOTEL FUND		From	To	(Increase) / Decrease
REVENUE				
275.0000.314100.00	Hotel/Motel Excise Tax	\$375,000	\$623,000	(\$248,000)
			Total	(\$248,000)
		From	To	Increase / (Decrease)
EXPENDITURE				
275.7540.572000.00	Payments to other agencies	\$234,375	\$389,375	\$155,000
275.9000.611100.00	Interfund Transfers Out-General Fu	\$140,625	\$233,625	\$93,000
			Total	\$248,000
Net Change				\$0

RENTAL MOTOR VEHICLE FUND		From	To	(Increase) / Decrease
REVENUE				
280.0000.314400.00	Rental Motor Vehicle Excise Tax	\$0	\$80,000	(\$80,000)
			Total	(\$80,000)
		From	To	Increase / (Decrease)
EXPENDITURE				
280.9000.611100.00	Interfund Transfers Out-General Fu	\$0	\$80,000	\$80,000
			Total	\$80,000
Net Change				\$0

EXHIBIT A

FY 2025-26 PROPOSED BUDGET AMENDMENT



BA2026-002

CAPITAL GRANTS FUND		From	To	(Increase) / Decrease
REVENUE				
350.0000.334000.00	State Government Grants	\$0	\$1,070,000	(\$1,070,000)
			Total	(\$1,070,000)
EXPENDITURE				
350.4100.572000.00	Payments to Other Agencies	\$0	\$1,070,000	\$1,070,000
			Total	\$1,070,000
Net Change				\$0

URBAN REDEVELOPMENT AGENCY FUND		From	To	(Increase) / Decrease
REVENUE				
975.0000.393200.00	Bond Proceeds	\$0	\$6,740,000	(\$6,740,000)
			Total	(\$6,740,000)
EXPENDITURE				
975.7321.541100.00	Capital Outlay-Property	\$0	\$6,515,000	\$6,515,000
975.7321.584000.00	Debt Issuance Costs	\$0	\$225,000	\$225,000
			Total	\$6,740,000
Net Change				\$0



AGENDA ITEM MEMORANDUM

MEETING OF: August 24, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Presentation - Review and Approval of a Software Services Agreement and Statement of Work between the City of Mableton and Tyler Technologies for Implementation and Annual License for Financial ERP Software - Finance Director, Karen Ellis

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Agenda Memo Finance ERP



AGENDA MEMO

TO: Honorable Mayor and City Council Members
FROM: Denise Lowe, Deputy Finance Director
DATE: Submitted on August 18, 2026, for August 26, 2026, Regular City Council Meeting

AGENDA ITEM: Approval of a Software Services Agreement and Statement of Work between the City of Mableton and Tyler Technologies for Implementation and Annual License for Financial ERP Software.

SUMMARY:

In December 2025 after the City successfully approved a Public Safety Special Services District, the Finance department began reviewing staffing requirements, existing software capabilities and technology standards necessary to support a larger billing cycle with this endeavor. On January 29, 2026, the City issued RFP 26-02 to solicit sealed proposals for a comprehensive Financial Enterprise Resource Program (ERP) software solution. Final proposals were submitted by 12 proposers on March 2, 2026. An evaluation team of three key staff members reviewed each submittal and consulted with performance references from other cities. The bidders were narrowed down to three firms to provide demonstrations based upon their statements of work. They were:

1. BS&A Software (the City's current provider)
2. GovTech / Edmunds, and
3. Tyler Technologies

Further evaluation included financial analysis, operational impacts, system integration capabilities, long-term sustainability, and customer service considerations. The Evaluation Team recommends Tyler Technologies to be in the City's best interest as a future ERP solution that best supports the City's long-term operational, customer service, and enterprise technology objectives. Tyler Technologies provides a unified platform that connects financial management, property tax, procurement, and payroll while supporting seamless integration with other City department software solutions. Tyler provides a comprehensive financial management software solution that deeply understands the public sector. Tyler Enterprise ERP (EERP) is highly used throughout the State by such cities as Smyrna, Kennesaw, Sandy Springs, Milton, and South Fulton. Tyler EERP is a fully integrated, purpose-built platform designed to support the operational, financial, and compliance requirements for local government.



FUNDING AND FINANCIAL IMPACT:

The estimated five-year cost comparison is summarized below:

- **BS&A**
 - 5-Year Total: Approximately \$406,535
 - Annual cost of \$72,075 with an annual escalator of 5%
 - One-time implementation cost for needed Cash Receipting module of \$8,300
- **Tyler EERP**
 - 5-Year Total (Includes Implementation): Approximately \$771,745
 - Annual cost of \$111,962 with no escalator until Year 4, also at 5%
 - One-time implementation cost of \$194,860

Recurring annual SaaS costs are budgeted for in the FY2027 Budget for the Finance department. A total of \$250,000 is currently budgeted in the Capital Projects fund for the one-time implementation costs. Although Tyler EERP carries a higher direct cost, Staff believes the additional investment is offset by operational efficiencies, improved integration, reduced system fragmentation, and enhanced customer service capabilities.

ALTERNATIVES:

If this contract is not approved, Staff will remain with the current financial software provider and continue to work on fixing system deficiencies where possible. Although this option represents a lower direct financial cost, current operational inefficiencies, fragmented workflows, and duplicate systems will continue to make processes inefficient.

PROCUREMENT SUMMARY

Requisition Total:	100-1510-521300.00	\$111,962	Year One SaaS
	300-1535-542400.00	\$194,860	Implementation cost

REVIEW & APPROVALS:

Financial Review: Karen Ellis, Finance Director – August 17, 2026
Legal Review: Emilia Walker-Ashby, City Attorney – August 17, 2026
Concurrent Review: William Tanks, City Manager – August 17, 2026

ATTACHMENT(S):

Software as a Service Agreement



AGENDA ITEM MEMORANDUM

MEETING OF: August 24, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Presentation - Review and Approval of a Software Services Agreement and Statement of Work between the City of Mableton and SagesGov for Implementation and Annual License for Community Development and Code Enforcement Software - Finance Director, Karen Ellis

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Staff Memo
2. Sages Agreement



AGENDA MEMO

TO: Honorable Mayor and City Council Members
FROM: Tina Garver, Deputy Community Development Director
DATE: August 18, 2026, for the August 26, 2026, Regular City Council Meeting

AGENDA ITEM: Approval of a Software Services Agreement and Statement of Work between the City of Mableton and Sages Networks Inc. for Implementation and Annual License for Community Development/Code Enforcement Software.

SUMMARY:

In November 2023, the City engaged with GovPilot as its inaugural software solution for the Community Development and Code Enforcement departments. After one year of use of this product, it was determined that GovPilot could not serve the growing needs of community development. Some deficiencies of this program for business license was limited two way communication, and it did not carry data over year to year to simplify the renewal process. Code enforcement was limited by the lack of mobile functionality and reporting functions. The software had limited adaptability, where all changes were required to be made by the vendor rather than by the city. The building division was not able to successfully implement the solution.

After a department director was hired in November 2024, another software solution was introduced as an improved product. In February of 2025 the city entered into an agreement with Cloud Permit to serve as an interim, lower cost product to serve the community development and code enforcement functions until a fully integrated solution could be identified. Cloud Permit was a more adaptable product that could be implemented quickly and staff could make changes as needed to meet the needs of the growing city. However, this product has limitations being that it is geared to smaller cities, does not include digital plan review or streamlined work flow capabilities. Code Enforcement was not able to implement this software because it was not able to incorporate city code sections and had limited mobile functions.

Gov Pilot and Cloud Permit were implemented concurrently for the building division. Cloud Permit was more functional than the product provided by Gov Pilot for the building division, and therefore the building division did not utilize GovPilot.



At this time, Community Development is operating using CloudPermit, and Code Enforcement is operating using Gov Pilot. The city provided notice of intent to cancel the contract for Gov Pilot per the terms of the contract on September 16, 2025 and is scheduled to end on November 30, 2026. The city has a contract with Cloud Permit that was executed in February of 2025, renewable for three years, unless cancelled in compliance with the contract.

On January 29, 2026, the City issued RFP 26-03 to solicit sealed proposals for a comprehensive Community Development, Code Enforcement, and Building Official Software solution. Final proposals were submitted by 15 proposers on March 2, 2026. An evaluation team of three key staff members reviewed each submittal and consulted with performance references from other cities. The bidders were narrowed down to five firms to provide demonstrations based upon their statements of work. They were:

1. Citizenserve
2. CivicPlus
3. RedMark Technologies
4. Sages Network Inc., and
5. Tyler Technologies

Further evaluation was completed by community development and code enforcement staff visited cities utilizing software and checking references prior to making the final selection.

The Evaluation Team recommends Sages Network Inc. (Sages) to be in the City's best interest as a future software solution that best supports the City's long-term operational, customer service, and enterprise technology objectives.

SagesGov is a software solution which will support all community development and code enforcement functions. This solution specifically supports permits, inspections, certificates of occupancy, zoning and planning applications, land development, code enforcement and business license. The software offers a dashboard and workflow features to route plans to appropriate staff for review and perform electronic reviews of plans. For code enforcement, this solution offers the creation of code enforcement cases with pictures, predefined violations, resolutions and comments can be created in the field using a mobile app with a scheduled date for follow up inspections. Notice of violations, citations and other letters can be generated via custom templates. This software will assist community development and code enforcement in consolidating all functions in one software solution and streamline the functions for the public with one main online solution.



The software integrates with ArcGIS and will provide the reporting functionality required of the community development and code enforcement departments.

Key Software Integrations

- See Click Fix Integration: Automatically channels citizen-submitted non-emergency reports directly into the official code enforcement workflow.
- GIS Validation Mapping: Connects with local Geographic Information Systems to auto-populate parcel numbers, property ownership records, and zoning districts.
- Unified Land Management: Operates as a modular suite that bridges code enforcement data with local Business Licensing, Permitting, and Electronic Plan Reviews
- Integration with BlueBeam to allow collaborative electronic plan review and plan stamping.

Core Mobile Capabilities

- Rapid Case Creation: Officers generate a new case on-site in under 60 seconds using their current GPS coordinates.
- Cross-Platform Operation: The field application functions natively on iOS, Android, and Microsoft Surface devices.
- Real-Time Database Syncing: Inspection findings and photos uploaded on-site instantly update the office database to eliminate end-of-day data entry.

On-Site Documentation Access

- Field personnel can instantly pull up connected permits, layout plans, zoning documents, and historical photos while standing at the property.
- Key Features of Mobile Code Enforcement Field Case Creation: Inspectors initiate, document, and close cases on site using iOS, Android, or Windows devices.

Real-Time Syncing

- Instant photo uploads and status notes remove end-of-day paperwork delays for office staff.

Citizen Request Apps

- Residents submit non-emergency code complaints, upload photos, and track resolution progress straight from mobile apps.

FUNDING AND FINANCIAL IMPACT:



The estimated five-year cost is summarized below:

Sages Network Inc.

- 5-Year Total (Includes Implementation): Approximately \$350,520
 - Annual cost of \$53,034 with no escalator through the 5-Year pricing
 - One-time implementation cost of \$76,600

Recurring annual Service as a Software (SaaS) costs are budgeted for in the FY2027 Budget for the Community Development and Code Enforcement departments. A total of \$250,000 is currently budgeted in the Capital Projects fund for the one-time implementation costs. Although Sages carries a higher direct cost, Staff believes the additional investment is offset by the functionality of this software including better routing of reviews, workflow mapping and mobile functionality. These features will save staff time and improve efficiencies which will offset the additional financial commitment.

ALTERNATIVES:

If this contract is not approved, staff will need to continue to use Cloud Permit for another year for permitting, business license and planning and zoning functions. This solution was intended to be an interim solution rather than long term. Code Enforcement will need to seek out additional software solutions, as the contract with Gov Pilot is set to expire this year.

PROCUREMENT SUMMARY

Requisition Total:

Description	Account	Amount
Year One SaaS	100-7000-521300.00	\$54,784
Implementation cost	300-1535-542400.00	\$76,600

REVIEW & APPROVALS:

Financial Review: Karen Ellis, Finance Director – August 17, 2026



Legal Review: Emilia Walker-Ashby, City Attorney – August 17, 2026

Concurrent Review: William Tanks, City Manager – August 17, 2026

ATTACHMENT(S):

Software as a Service Agreement

STATE OF GEORGIA
COUNTY OF COBB

AGREEMENT BETWEEN THE CITY OF MABLETON AND SAGES NETWORKS INC., FOR
SOFTWARE, LICENSING, MAINTENANCE AND SUPPORT SERVICES

THIS AGREEMENT for Software Licensing, Maintenance and Support is entered into this _____ day of _____, 2026, by and between Sages Networks Inc. having its principal place of business at 100 North Point Center, Suite #225, Alpharetta, GA 30022 hereinafter referred to as “Sages”, and The City of Mableton, hereinafter referred to as “The City”.

RECITALS:

WHEREAS The City desires to procure SagesGov SaaS software from Sages; and

WHEREAS, The City has agreed to engage Sages for the software as described, and according to the further terms and conditions, set forth herein.

NOW THEREFORE, in consideration of the Recitals and mutual promises contained herein, The City and Sages agree to as follows:

[The Remainder of this page intentionally left blank]

Definitions

“SagesGov Application” or “SagesGov SaaS Software” is the Sages cloud based Electronic Plan Review, Permitting, Inspections, Licensing & Code Enforcement software.

“SagesGov Staff User License” refers to an individual who is a user authorized by The City to use the SagesGov Application, for whom The City Department has ordered the Service, and to whom The City Department (or Sages at the request of The City) has supplied a user identification and password. Users may include, for example, your employees, consultants, contractors and agents, and third parties whom The City hires.

“External User” refers to any registered users of the SagesGov Application including but not limited to Citizens, Contractors, Builders, Business Owners and Residents. External Users cannot be employed by The City, cannot be hired by The City to perform services on behalf of The City, and cannot offer plan review, permitting, business licensing or code enforcement services or any other city services.

“Maintenance and Technical Support” is the continuous attention to and updating of SagesGov Application software and technical support services provided by Sages to The City for the SagesGov applications. It does not include functional support issues such as: how-to questions, usage or process-related clarifications, training, custom documentation, custom programming, changes to configuration or onsite visits.

“Functional Support” covers support by Sages staff limited to the number of hours in The City’s Monthly Functional Support Plan and covers the following: questions about system functionality, questions about system configuration, how-to questions, Minor tweaks to system configuration, login issues, diagnosing integration and Staff User environment issues.

"The City Data" refers to The City's case records in SagesGov and all information and files in SagesGov associated with The City's project/case records.

Scope of Services

1. Compensation; Time of Payment

SagesGov Electronic Plan Review, Permitting, Mobile Inspections, Licensing & Code Enforcement Software Solution Pricing for Mableton GA				
Table 1	5 Year Costs			
Year	SagesGov Licensing, Electronic Plan Review, Permitting, Mobile Inspections, Licensing & Code Enforcement Annual Software Subscription	One Time Implementation Costs	Total / Year	
Year 1	\$54,784	\$76,600	\$131,384	
Year 2	\$54,784		\$54,784	
Year 3	\$54,784		\$54,784	
Year 4	\$54,784		\$54,784	

Year 5	\$54,784		\$54,784	
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Table 2	Annual Subscription Costs - SagesGov Software			
Item	Description	Quantity	Unit Price	Yearly Cost
1	Upfront Software License	0	\$0.00	\$0.00
2	Cost of Hardware, Server Software, Database software, and Hosting Costs	0	\$0.00	\$0.00
3	Costs of Rent, Power, Air Conditioning, and other Data Center costs.	0	\$0.00	\$0.00
4	Staff user license: SagesGov Electronic Plan Review integrated with Bluebeam Revu Software Subscription	7	\$2880 / Year	\$20,160
5	Staff user license: SagesGov Licensing, Permitting, Mobile Inspections & Code Enforcement Software Subscription	8	\$1728 / Year	\$13,824
6	Staff user license: SagesGov Code Enforcement Software	5	\$1000 / Year	\$5000
7	Floating License: SagesGov Electronic Plan Review integrated with Bluebeam Revu Software Subscription**	2	\$2880 / Year	\$5,760
8	Bluebeam Revu Core Subscription: For drawings review, markups, redline, comments and measurements.	7	\$350 / License	\$2450
9	Functional Support after Go Live this is for how-to questions, and small tweaks to setup and configuration.	2 hour / month	\$225/hour	\$5,400
10	Annual Maintenance ESRI GIS Integration using Arc GIS online REST endpoint for Address and Parcel validation for Mableton	1 Adapter	570 / year	\$570.00
11	Annual Maintenance Integration with Finance system Integration	1 Adapter	750/year	\$750.00
12	Annual Maintenance Integration with Forte Payment Gateway for online Fee payment	1 Adapter	870 / year	\$870.00
13	External users: Builders, Architects, Contractors, and Citizens.	Unlimited	\$0.00	\$0.00
	Total Annual SagesGov Electronic Plan Review, Permitting, Mobile Inspections, Licensing & Code Enforcement Software Subscription, Technical Support, Maintenance - 30 Staff and External Users			\$54,784 / year

** Floating License: For every 10-regular license, you are eligible to purchase a floating license that is shared amongst 5 users. Once a floating license user logs in to SagesGov their license is released the next day.

Table 3			What's included in the SagesGov Annual Subscription / One-Time Costs?
Item	Description		
1	Public Portal, Role based system, Online Submission / Re-submission of drawing files, supporting documents, Intake, Routing, Electronic Plan Review, integrated with Bluebeam Revu, Markup, Comparison, Overlay, Checklists, Predefined Comments, Comments & Responses, Meetings, Notices, Emails & Alerts, assign coordinators, Assign Reviewers, Manage Reviewer workloads, Custom application, and data forms, auto add Reviews, Business License, Permitting, Mobile Inspections, Certificates, Notices, Holds, Letters & Documents, History, Search, User Dashboards, Standard Reports and Administration module.	Cost Included in SagesGov Software Annual Subscription	
2	Annual Technical Support and Maintenance.		
3	Enterprise-level cloud-based software hosted on the Microsoft Azure platform.		
4	Cost of Technical support, monitoring, ensuring uptime and quick responses to issues.		
5	Cost to store Drawing files, Plan Review Reports, Permits, Inspection tickets, Certificates, and other documents.		
6	Cost of Hardware, Server Software, Database software and Hosting Costs.		
7	Cost of Personnel to manage Servers, Network, Hardware, and keep them up to date.		
8	Costs of Rent, Power, Air Conditioning, and other data center costs.		
9	Costs to handle software development, upgrades, and patches to the SagesGov product every 6 months.		
10	Cost of Personnel to Manage backup and disaster recovery.		
	Total	\$0.00	

Table 4					One Time Costs - Initial Setup, Configuration, Professional Services & Training
Item	Description	Quantity	Unit Price	One Time Cost	
1	Service: SagesGov Base Setup and Configuration, Departments, Disciplines, File Type, Users and Roles	1	\$7,500.00	\$7,500.00	
2	Service: Setup Workflow for Permitting, P&Z processes, Code Enforcement Application forms, Emails, Review Types, File Types, Holds, Alerts, Checklists, Plan Review Reports and Notices for Mableton	6 processes. 10 hours per process.	\$150 / hour	\$9,000	
3	Service: Setup Workflow for Licensing processes, Application forms, Emails, Review Types, File Types, Holds, Alerts, Checklists, and Notices for Mableton	2 processes. 30 hours per process	\$150 / hour	\$9,000.00	
4	Hands-on Remote Training: SagesGov & Bluebeam Revu Training 3 hours per session. up to 12 staff users / sessions. Training the Trainer.	2 sessions	\$1750/ session	\$3,500.00	
5	Professional Services during requirements gathering, configuration, integration, UAT & go live includes Project management.	44 hours	\$225 / hour	\$9,900	

6	Data Migration using SagesGov standard data loader. Data Migration from current system to SagesGov using the standard template provided by SagesGov and using our standard SagesGov Data Loader. Sages will not be responsible for any data cleansing, data validation or data quality checks.	1	\$26,750.00	\$26,750.00
7	Integration with ESRI GIS using Arc GIS online REST endpoint for Address and Parcel validation	1 Adapter	\$2,850.00	\$2,850.00
8	Integration with Finance system using Flat Files	1 Adapter	\$3,750.00	\$3,750.00
9	Integration with Forte Payment Gateway for online Fee payment	1 Adapter	\$4,350.00	\$4,350.00
10	Travel: As needed. Local business. ** No Travel Cost **	As Needed	\$0 / trip	\$0.00
	Total SagesGov- One Time Implementation Cost			\$76,600

Table 5	Optional Services			
1	Additional Professional Services Hours 5-50 hours additional professional services - \$225 / hour 51-100 hours additional professional services - \$200 / hour 101-150 hours additional professional services - \$175 / hour 151+ hours and above - \$150 / hour			
2	Additional Training - 12 participants per session	\$1750 / 3 hour session	TBD	

1.2 Invoicing and Payment Milestones

Sages shall request payment under this agreement by submitting a proper invoice to the The City at its designated payment office at the time and in the manner specified in the in the payment milestones table below.

Table 6	Payment Milestones		
Item	Description	Milestone	Amount
1	Contract signed	Contract signed	\$54,784
2	Finalize Requirements with The City	Requirements signoff	\$25,000
3	Setup, User Acceptance Testing (UAT) & Training	Setup, UAT & Training Completed	\$25,000
4	SagesGov software Go-Live	SagesGov Go-Live	\$26,600
5	Year 2 onward	Anniversary of Contract	\$54,784

2. Workmanship and Quality of Services

All work performed under this AGREEMENT shall be performed in a workmanlike and professional manner, to the reasonable satisfaction of The City, and shall conform to all prevailing industry and professional standards.

3. Notices

All notices, requests for payment, or other communications arising hereunder shall be sent to the following:

The City of Mableton
Attn: Pearl Alexander
Telephone: (678) 983-2161
6116 Mableton Parkway Suite 144,
Mableton GA, 30126
Email: pearl.alexander@mableton.gov

Sages Networks Inc.
Harish Krishna
Telephone 678-471-7392
100 North Point Center, Suite #125
Alpharetta, GA 30022

Requests for Payment:
The City of Mableton
Attn: Accounts Payable
6116 Mableton Parkway Suite 144
Mableton GA, 30126
Email: pearl.alexander@mableton.gov

4. Non-discrimination

In consideration of the signing of this AGREEMENT, the parties hereto for themselves, their agents, officials, employees and servants agree not to discriminate in any manner on the basis of race, color, creed, national origin, sex, age, handicap, or sexual orientation with reference to the subject matter of this AGREEMENT.

5. Applicable Law

All matters relating to this AGREEMENT shall be governed by the laws of the State of Georgia, without regard to its choice of law provisions, and venue for any action relating to this AGREEMENT shall be the State and Superior Courts of Cobb County, Georgia or the U.S. District Court for the Northern District of Georgia.

6. Intellectual Property

Any information, data, instruments, documents, studies, reports or deliverables given to, exposed to, or prepared or assembled under these Terms of Agreement shall be kept as confidential proprietary information of Sages and not divulged or made available to any individual or organization without the prior written approval of Sages. Such information, data, instruments, documents, studies, reports or deliverables will be the sole property of Sages and not The City.

All intellectual property, including, but not limited to, patentable inventions, patentable plans, copyrightable works, mask works, trademarks, service marks and trade secrets invented, developed, created or discovered in performance of this AGREEMENT shall be the property of Sages.

Sages owns all rights, title, and interest in and to all intellectual property rights for the SagesGov Application. Accordingly, any suggestions, enhancements requests, feedback or recommendations provided by The City or any of its users to Sages related to the SagesGov Application shall be kept as

confidential information of Sages. No right of ownership, expressed or implied, is granted under this Agreement.

7. Licenses

Sages grants to The City, and The City accepts, a non-exclusive, non-transferable, non-sub-licensable right and use of SagesGov Application User Subscription Licenses for the SagesGov application, without the right to sublicense to others, to make, use, sell, offer to sell, or import the Licensed Products and Licensed Services in the Licensed Territory.

1. A user subscription license that is granted to The City will allow The City to only use or perform the software during the period the license is active.
2. The City is not allowed to transfer the user subscription license to any other company, organization or individual other than who is specified herein.
3. The user subscription license grants use of the SagesGov application only for the period that The City maintains an active license. Each active license is for a designated person. A user subscription license cannot be shared among individuals.
4. The user subscription license does NOT grant any rights to download, view, use, modify or sell the underlying source code or object code of the SagesGov Application. The underlying source code and object code used to build and offer the SagesGov Application is the property of Sages Networks Inc and nothing in this agreement is granting any rights (implied or otherwise) to The City.
5. Since the underlying source code and object code of the SagesGov application is the property of Sages, Sages Networks Inc is the only company that is authorized to provide the SagesGov Application Software as a Service. Nothing in this document shall allow The City to host the SagesGov Application or make the SagesGov Application available for a fee or otherwise. The ability to offer the SagesGov Application service lies solely with Sages Networks Inc.

8. Warranties and Disclaimer

Except as expressly provided herein, Sages does not make any warranty of any kind, whether express, implied, statutory or otherwise. Sages specifically disclaims all implied warranties, including any implied warranty of merchantability, fitness for a particular purpose or non-infringement, to the maximum extent permitted by applicable law. Sages disclaims all liability and indemnification obligations for any harm or damages caused by any third-party hosting provider.

Sages is not responsible for any third party claims that arise out of any public content displayed by the SagesGov Application. The City acknowledges that the display of this content is in The City's full control and accepts full responsibility for the accuracy and appropriateness of publicly displayed information.

9. Force Majeure

Except as otherwise provided in any environmental laws, rules, regulations or ordinances applicable to the parties and the services performed under this AGREEMENT, neither party shall be deemed to be in default of its obligations hereunder if and so long as it is prevented from performing such obligations by an act of war, hostile foreign actions, nuclear explosion, earthquake, hurricane, tornado, or other catastrophic natural event or act of God. Either party to the AGREEMENT must take reasonable measures and implement reasonable protections when a weather event otherwise defined as a force majeure event is forecast to be eligible to be excused from the performance otherwise required under this AGREEMENT by this provision.

10. Integration with 3rd Party Non-SagesGov Applications

The SagesGov Application contains features that have been designed and developed to operate with 3rd party Non-SagesGov Applications. To use such features, The City agrees to obtain access to such Non-SagesGov applications from their providers. If the 3rd party Non-SagesGov application provider ceases to make the Non-SagesGov application available for operation and / or integration with the SagesGov application, we may cease providing such a feature without entitling The City to a refund, credit or other compensation.

11. Term and Termination of SagesGov Application SaaS Subscription

- (a) This Agreement shall commence on the date first written above. The initial term shall terminate one (1) year after the “Go-Live” date referenced in Section 1.2 above. At the conclusion of the initial one (1) year term, this Agreement shall renew as needed by The City.
- (b) The City or Sages may terminate this AGREEMENT at any time following the initial term by providing a Thirty (30) days written notice. In the event of early termination, Sages shall be entitled to receive just and equitable compensation for costs incurred prior to receipt of notice of termination and for the satisfactory work completed as of the date of termination and delivered to The City.
- (c) Refund of Payment. Upon termination by The City for cause, Sages will refund The City any prepaid fees covering the remainder of the term of the SagesGov application subscription after the effective date of termination. Upon any termination by Sages for cause, The City will pay any unpaid fees covering the remainder of term after the effective date of termination.
- (d) Return of Data. Within 30 days after the effective date of the SagesGov Application Subscription and upon request by The City, Sages will make available to The City for download a file of The City’s Data. After such a 30-day period, Sages will have no obligation to maintain or provide any of The City’s Data and will thereafter, unless legally prohibited, delete all of The City’s Data in Our systems or otherwise in Our possession or under Our control. Transition Services upon Termination and requested by The City will be billable as “Professional Services”. Since these transition services are non-deterministic at this time (i.e., neither party knows the level of effort to transition to a new system), these services will be billed at our company’s standard Additional Professional Services rate.
- (e) Data Ownership - The City owns the data stored and processed by Sages and Sages will take commercially reasonable measures to ensure the protection and confidentiality of the data Subject to the limited rights granted by The City hereunder. Sages acquires no right, title or interest from The City or to The City’s Data, including any intellectual property rights therein. The City grants to Sages a non-exclusive license to use The City Data for the purposes of performing Sages obligations under this Agreement.
- (f) Protection of The City’s Data. Sages receives no ownership rights in The City’s Data. Sages will maintain commercially reasonable physical, administrative and technical safeguards for protection of the confidentiality, security and integrity of The City Data. We will not (a) modify The City Data, (b) disclose The City Data except as expressly permitted in writing by The City, or (c) access The City Data except to provide the SagesGov Application SaaS Subscription or Professional Services and prevent or address service or technical problems, or except at The City’s request in connection with customer support matters.
- (g) ADA Compliance for The City’s content in SagesGov Application including but not limited to The City’s Application Forms, Data Forms, Announcements and Links to Documents - The City will be responsible for ensuring and maintaining ADA Compliance for all The City content developed by The City or by Sages for The City in the SagesGov Application.

12. Laws/Safety Standards

Sages shall follow all laws, ordinances, codes, rules, regulations, safety standards and licensing requirements that are applicable to the conduct of its business, including those of Federal, State, and local agencies having jurisdiction and/or authority.

13. Incorporation of Documents/Complete Agreement

This AGREEMENT, and any documents incorporated below represent the entire AGREEMENT between the parties and suspend all prior oral or written statements, agreements or AGREEMENT(S).

[The Remainder of this page intentionally left blank; Signature Page Follows]

IN WITNESS WHEREOF, Sages has executed the foregoing with the signature(s) of its duly authorized officer(s), and The City has executed with the signature of its The City Executive Director attested by its Procurement Manager, with the official seal affixed, the day and year first above written.

SAGES NETWORKS:

By:

HARISH KRISHNA
Printed Name/Title

THE CITY OF MABLETON

(SEAL)

By:

The City Executive Director

Attest:

By: _____
Procurement Manager

THIS INSTRUMENT APPROVED AS TO
FORM:

The City Attorney

