CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Mableton, GA 30168
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 MINUTES

1. CALL TO ORDER

Mayor Owens called the meeting to order.

2. ROLL CALL

City Clerk Hiott conducted the roll call and a quorum was present. Councilmember Ferguson was absent.

3. INVOCATION

Councilmember Davis led the Invocation.

4. PLEDGE OF ALLEGIANCE

Solicitor Flynn Broady led the 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

Mayor Owens announced the item and recognized Court Administrator Mallory Minor. Ms. Minor presented the details of the resolution to adopt the Municipal Court Fine and Fee Schedule. She indicated that there are two fine and fee schedules within the agenda packet. She explained that the two schedules include (1) the City of Mableton Court Georgia Code Title 40 Fine and Fee Schedule and (2) the City of Mableton Municipal Court City Ordinance Fine and Fee Schedule, which included the IPMC International Property Maintenance Codes.

Ms. Minor pointed out that in Section 1 Item b, of the resolution, the Chief Judge 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 allowed by law for any fine and/or fee not specified in city adopted ordinances and schedules*. She stressed that the two fee schedules are a work in process, a working document that the Court will continue to update periodically and bring before the Mayor and Council.

Mayor Owens inquired about the discretion that the judge had, based on a case-by-case basis, regarding both Title 40 and the ordinances schedule. Ms. Minor affirmed that the judge has discretion on both and there are none that he would not have.

Councilmember Jeffcoat asked for examples of when there could be discretion. Solicitor Flynn Broady and Chief Judge Che A. Karega were present to answer questions as well. Solicitor Broady commented about how, in certain circumstances, that discretion may occur. Councilmember Herndon asked what the general fines were and if they were in line with what is generally charged. Ms. Minor explained how the fee schedule was determined in conjunction with recent legislation and house bills. She reported that staff looked at the fines and fee schedules throughout the municipalities in Cobb County and the City of Atlanta. The fine and fee schedules are comparable to those in other municipalities. Questions and explanations followed about the collection of the fines and fees and credit card processing fees through the Justice One platform.

Ms. Minor noted the court was cashless. People can pay with money orders, cashier checks, and business checks. Additional options such as by Zelle were discussed. Ms. Minor explained how she negotiated the credit charge fee from 12% to 4% within the courthouse and 6% if not in the courthouse. Some cities are paying 12% but Ms. Minor told them no. Mayor Owens noted he would like to see less, but the fee is a lot better than 12%.

Ms. Minor stated the item would be brought before Mayor and Council within the timeframe of September 28th.

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

Mayor Owens announced the item and recognized Deputy Director Tina Garver who explained details about OZAI 2026-007, located 4511 Austell Road:

- The presentation and application details are available in the record.
- The applicant is Kingdom Builders International Ministries for an "Other Zoning Agenda.
- This property is located in District 5.
- The current zoning is Office & Institutional (O&I).
- Item Application" uses 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.
- The application was 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.

- The application will be on the September 30 agenda with a public hearing for modifying the stuplations.
- The Zoning and Future Land Use maps were shown.
- The revised site plan, current photos, and elevations were shown.
- The previous land disturbance permit and building permit have expired.
- The property has been on and off construction since the zoning was approved almost ten years ago.
- The Letter of ntent for use stipulations modification "other business" was reviewed.
- The parking lot goes closer to the Silver Comet Trail than what the stipulation said being 20 feet. This will be clarified.
- The timeline of property was addressed.
- The current applicant purchased the property around 2020-2021.
- The County's rezoning to O&I stipulations were noted.

Questions and explanations followed:

- Councilmember Davis asked to see pictures of the building and inquired about the plans for the interior and exterior.
- Councilmember Jeffcoat asked about the parking and Ms. Garver pointed out the location of the handicap and parking between the building and Austell Road at 18 and 36 spaces on the side.
- Councilmember Brown asked how large the church would be and commented that the number of parking spaces seemed low. Ms. Garver replied 97. Discussion followed.
- Councilmember Brown asked if there were design guidelines for Austell Road, and Ms. Garver replied yes.
- Discussion followed about the change in ownership, the opportunity to revisit the building architecture, and enhancing the aesthetics of the Austell Road character.

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.

Community Development Deputy Director Tina Garver presented the application for OZAI 2026-008:

- The application was submitted by Cobb County Government.
- The property is located in District 2.
- The applicant requests a site plan modification for the property located at 490 Riverside Parkway (Parcel No. 18059000400).
- The current zoning is Planned Village Community (PVC). The proposed development is known as the South Cobb Public Health Building.
- The Future Land Use is high-density residential.

Ms. Garver explained that the reason the application is before the Mayor and Council is that it has gone through multiple rezoning actions with an opportunity for mixed use, but one of the stipulations did stipulate a final site plan needing to be approved.Ms. Garner pointed out that the full property was zoned together. The area at the bottom, closest to Riverside Parkway is where the building will be. The future land use is high density residential for the corner looking at, and the remainder of the site has a medium density residential future land use. 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.

Ms. Garver continued ot lead in the presentation:

- The creeks/streams were shown.
- Stipulations were shown.
- Council must approve the site plan.
- Prohibited uses were noted.
- The site plan from the original application was shown.
- There is a small access road on residential property. That access is to be used for this project.
- Applicant is seeking approval for the site plan. This will be on the September 30th Mayor and Council Regular Agenda.

Mayor Owens asked if this request includes relief from the 10 acre provision. Ms. Garver explained that the applicant requested relief from the 10 acre requirement in the application. Staff does not believe this waiver is necessary because the area originally zinged PVC exceeded the 10 acre requirement. Staff will review the code requirements to ensure all applicable stipulations are included in its final recommendation.

Mayor Owens asked if there were any other questions. There was none.

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

Mayor Owens announced the item and recognized Finance Director Karen Ellis. The agenda memo and presentation are available in the agenda packet.

Highlights of Ms. Ellis' presentation:

- This is the First Read for the budget amendment for 2026.
- Staff are preparing for auditors to come to the City in September and will present their findings in December.
- This is the final amendment for the year.

- Because budgeting is not an exact science, the amendment is necessary to create a more accurate presentation of FY2026. This is amending the FY 2026 Budget that just ended.
- The Proposed Budget Amendment Exhibit A (BA2026-002) to the Ordinance was reviewed and displayed. The presentation is available in the record.
- The City was under budget on expenses, over budget on revenue, and that was pretty true because there was a mid-year budget amendment already.
- There is $24,000 for the Mayor's alliance grant (Local Government Grants). Details were shown.
- Hotel Motel was originally $375,000 revenue was budgeted, but collected after all accruals, $623,000.
- The Motor Vehicle Fund — $80,000 was noted.
- The $6,740,000 Urban Redevelopment Agency fund represented the bond issuance that was done in December. This outlays the proceeds that the City received, and the money set aside to pay for land and the debt issuance costs related to that bond issue.
- The net change for all funds is zero, increasing both sides.

Ms. Ellis offered to answer any questions. Mayor Owens asked if there were any questions. There were no questions.

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

Mayor Owens announced the item and recognized Finance Director Karen Ellis to present.

Ms. Ellis announced the Mayor and Council will have on Wednesday the approval of a software service agreement between the City of Mableton and Tyler Technologies for the finance ERP software. The City put out for a bid in January to solicit an ERP software. She explained that although BS&A, the City's current provider, is a very good software, it is not enough or robust enough to get the City where it is going, especially with the large tax digest that the City will have with the upcoming Public Safety Special District. Staff has to do a lot of manipulation with the reporting features. The more staff touched the software, the more room for errors. 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.

Additional notes by Director Ellis (The bidding information is available in the agenda packet):

- The three companies narrowed down: BS&A, GovTech/Edmunds and Tyler Technologies.
- The estimated cost for each software was addressed.
- Other cities that use Tyler Technologies are Smyrna, Kennesaw, Sandy Springs, Milton, and South Fulton.

- Ms. Ellis has three staff members that have used Tyler.
- Tyler's cost over five years is $771,745. The annual cost of $111,962 with no escalator until Year 4 at 5%.
- Ms. Ellis addressed the fraud risk and compliance module recommended by IT which would increase the annual cost from $112,000 to $121,000.
- Additional information address is within the memo in the agenda packet.

Questions and discussion followed:

- Councilmember Jeffcoat asked what was the Finance Department spending now. Ms. Ellis replied $60,000 a year. The City started out at $40,000 in the very beginning before Finance came on board. The Finance Department needed to add additional modules and it has grown to be about $60,000. If Finance stayed with BS&A, it would need to grow to $73,000.
- Councilmember Jeffcoat asked what the limitations were of BS&A. Ms. Ellis explained how BS&A had a lot of manual processes in its workflow and with Tyler's workflow, a lot of the work could be pushed back to the departments.
- Ms. Ellis explained how the Tyler platform was more robust.
- Councilmember Jeffcoat expressed concern that the City makes sure the ERP system meets all of the requirements. She referenced how BS&A originally met the City's requirements, and she was under the impression that it was scalable and meet the City's growth, and now staff is saying that it does not meet all the requirements that the departments need.
- Discussion followed about how the Finance Department's needs had changed, and that BS&A is a good product but has it limits.
- Councilmember Herndon asked if there was a software that could incorporate all the elements of finance into one. Ms. Ellis explained how software is specialized and Finance must meet GASB requirements. Other departments have different needs for different specialized software.
- Other departments have different needs. the software for ERP system is based on GASB and auditing requirements.
- Mayor Owens expressed how challenging this was to hear and how the Council specifically tried to safeguard themselves from having this conversation a year and a half later. It is a bit troubling.
- Mayor Owens commented that BS&A had workflows they can utilize.
- Ms. Ellis commented about how BS&A had excellent customer service, but it required workarounds. The workarounds are more work, and it just creates audit complexities.
- Mayor Owens inquired about the cybersecurity standards and if the cost for implementation was going to include closing whatever gaps that may exist.
- IT Director Francois spoke about his work over the weekend looking at Tyler's security. He tested the software over the weekend. Tyler is secure. He explained his risk assessment process. He provided additional examples of the Tyler security features.
- IT Director Frantz Francois presented the Risk Assessment & Compliance Security Check on Tyler Technologies.
- There was additional discussion about the price. Mayor Owens encouraged staff to push Tyler one more time on the price. He commented that the Mayor and Council

seem to be supportive of making this happen. However, they are struggling with this $300,000 gap.

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

Mayor Owens recognized Community Development Deputy Director Tina Garver who addressed the proposed selection of SagesGov for an annual license for Community Development and Code Enforcement Software.

Ms. Garver summarized the inaugural solution with GovPilot prior to Community Development converting to Cloud Permit. Community Development is currently operating using CloudPermit, and Code Enforcement is operating using GovPilot. She provided details of the evaluation process and a comparison of the costs and features of a comprehensive Community Development, Code Enforcement, and Building Official Software solution, highlighting the benefits of Sages for Community Development and Code Enforcement. She noted that Community Development Director Hughes and Code Enforcement Director Jerry Silver were available for any questions.

The memo is available in the agenda packet providing information about the RFP, evaluation, research, bid results, costs, and recommendation. Ms. Garver summarized how the City solicited sealed proposals and that the bidders were narrowed down to five firms. After staff saw demos and visited cities to see the solutions, the evaluation team recommended Sages Network Inc.

Questions and discussion followed. Council members asked questions about the integration with See-Click Fix, the ability to track tickets, and the public's ability to follow the status of tickets. Ms. Garver confirmed that Sages integrates with See-Click Fix. Council inquired about the Tyler solution. Ms. Garver reported why she could not get a good feeling about Tyler after research and speaking with other cities. She did not recommend Tyler for the Community Development process. She commented that she had heard good things about Sages.

Other comments by Mayor and Council included:

- It was important to include business and technical requirements in the RFP or RFQ to ensure the system met all the City's needs. Reference was made to the planning conference where expectations were mentioned.
- Concern was expressed that all gaps in the solution needs were met and to avoid unnecessary spending on multiple systems.
- The importance of integration with other systems, security measures in place, and the need to consider that the software allowed for future growth, so there will not be another need to replace the software.
- There should be a clear idea of where the City is going, and the software should meet that need.

- Prior to the upcoming regular meeting, the Mayor and Council would like to see bullet points for justification and to name what the City will get.
- The Mayor and Council wanted to see the RFP and the link will be sent to the Council.

IT Director Frantz Francois passed out the Sages Assessment & Compliance Security Check report.

6. PRE REGULAR MEETING AGENDA REVIEW

Mayor Owens led in general review of the Regular Agenda.

7. ANNOUNCEMENTS

None.

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

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Brown at 8:15 pm to enter into Executive Session for litigation, real estate, and personnel. The motion passed 6-0. Yeas: Davis, McNeely, Jeffcoat, Brown, Herndon and Owens

Motion was made by Councilmember Herndon and seconded by Councilmember McNeely at 10:19 pm to exit the Executive Session. The motion carried 4-0. Yeas: Davis, McNeely, Brown, and Herndon

(Clerk's Note: Mayor Owens and Councilmember Jeffcoat were not in the room at the time of closing the Executive Session.)

9. ADJOURNMENT

Motion was made by Councilmember Herndon and seconded by Councilmemebr McNeely to adjourn. The motion passed 4-0. There being no further business, Mayor Pro Tem Davis adjourned the meeting at approximately 10:20 pm.

Mayor Owens and Councilmember Jeffcoat were not in the meeting room.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk