



CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
February 20, 2025 at 6:00 PM

The Honorable Michael Owens, Mayor
The Honorable Ron Davis, District 1 Councilmember
The Honorable Dami Oladapo, District 2 Councilmember
The Honorable Keisha Jeffcoat, Mayor Pro Tem/District 3 Councilmember
The Honorable Patricia Auch, District 4 Councilmember
The Honorable TJ Ferguson, District 5 Councilmember
The Honorable Debora Herndon, District 6 Councilmember

SPRING TRANSITIONAL PLANNING CONFERENCE

1. **THURSDAY, FEBRUARY 20, 2025 - 4PM ONWARD AT LAKE LANIER ISLANDS - 7000 LANIER ISLANDS PARKWAY, BUFORD, GA 30518**
 - a. **Arrival and Check In - (4 PM Onward)**
 - b. **Kick Off Workshop and Dinner - 6PM - 8PM**

2. **FRIDAY, FEBRUARY 21, 2025 - CONFERENCE HELD IN SUMMER LODGE**
 - c. **Breakfast at Restaurant - (7AM - 8:30AM)**
 - d. **Mableton Development Authority - Chairman Jason Gaines (9 AM - 9:35 AM)**
 - e. **CDBG Funding - Dr. Kimberly Roberts - Managing Director of Cobb County CDBG Program Office (9:45 AM - 10:45 AM) - Did not do - NO DISCUSSION**
 - f. **S.P.L.O.S.T. Process - Wayne McGary of Croy (11:00 AM - Noon)**
 - g. **Lunch Break - (12:00 PM - 12:30 PM)**
 - h. **Transition Status - City Attorney Emilia Walker-Ashby - (12:30 PM - 1:15 PM)**
 - i. **Comp Plan Update - John Funny of Grice Consulting Group (1:30 PM - 2:30 PM)**
 - j. **Break - (2:30 PM - 2:45 PM)**
 - k. **Depart for City of Sugar Hill Tour - (2:45 PM - Arrival at 3:00 PM)**
 - l. **Dinner in Sugar Hill - (4:00 PM - 6:00PM)**
 - m. **Return to Lake Lanier & Free Time - 6:30 PM**

3. **SATURDAY, FEBRUARY 22, 2025**
 - n. **Breakfast at Restaurant - (7:00 AM - 8:30 AM)**
 - o. **Continued Conversation - Dr. Hooker (8:30 AM - 10:00 AM)**
 - p. **Property Tax - Anne Lerner Former Elected Official - (10:15AM - 11:15 AM)**
 - q. **Financial Process/Budget/Audit - Chris Pike (11:15AM - 12:15 PM)**
 - r. **Lunch Break - (12:15 PM - 12:45 PM)**
 - s. **Warren Hutmacher - Sumter Consulting (12:45 PM - 2:00 PM)**

- t. Department Updates (30 Minutes Each) (Beginning 2:00 PM)**
 - 1. Code Enforcement - Director Alejandro Ferrell
 - 2. Sustainability Waste & Beautification - Director Emily Groth
 - 3. Special Projects - Manager Xaiver Ross
 - 4. City Clerk - Susan Hiott
 - 5. City Manager - Bill Tanks
 - u. Break - (3:45 PM - 4:00 PM)**
 - v. Council Feedback (4:00 PM - 4:30 PM)**
 - w. 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)) (4:30 PM - 5:30 PM)**
 - x. Break (5:30 PM - 6:00 PM)**
 - y. Dinner at Game Changer - 7000 Lanier Islands Parkway, Buford, GA 30518 (6:00 PM - 8:00 PM)**
- 4. SUNDAY, FEBRUARY 23, 2025**
- z. Breakfast at Restaurant (7AM - 8:45AM)**
 - aa. Kennesaw State University - Dr. Tyler Reingal (9:00 AM - 10:00 AM)**
 - bb. Mayor's Presentation (10:15 AM - 11:15 AM)**
 - cc. Council Feedback/Q&A (11:20 AM - 12:15 PM)**
 - dd. Working Lunch and Agenda Review and Final Directives - City Manager Bill Tanks (12:15 PM - 1:15 PM)**
 - ee. 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)) (1:15 PM - 2:15 PM)**
- 5. ADJOURNMENT/DISMISSAL (2:15 PM)**

DISTRICT 1

- * Increased Walkability (i.e. sidewalks) including Factory Shoals
- * Community clean-up/maintenance (increased)
- * Workforce housing (increased)
- * Lowered bus stops with crash receptacles
- * Flood Control (better)
- * More street lighting
- * Senior Center
- * Fiber optics (interact)
- * Refresh/Repair of existing apartment buildings

DISTRICT

2

- Fix Food & Bank Dessert - Fix Healthcare Des

* Grocery Store

* Sit down/fine dining Restaurants

- Increased Security

* Flood lights

* Traffic Cameras (working)

- Clean Community

- Improved Traffic Control

* More Traffic lights in high traffic areas (e.g. Hillcrest & South A

* Speed Control

- Beautification (Welcome to Mableton off I-120 Hwy)

- Walkability (sidewalks)

- Community Parks

- Community Engagement (probably in collaboration with District 1)

Splosts

Grants

Money \$

DISTRICT 3

Money \$

Event Center
New Community Center

Tech Hub

Community Garden

New businesses and restaurants
(business incubator)

Entertainment i.e. movie theater,
Bowling, Third spot, etc.

murals & art (highschool students)

pedestrian trail / walkability (waymo)

Gym / Fitness center — Warner Robins

Youth center

more
housing
communities

Park commemorating Veterans

DISTRICT 4

→ Henderson Park - SPLOST
Sidewalks - more - SPLOST.

Beautification Projects - median plantings
Pollinator Friendly

Lighting

→ Agriculture Center - ARC Agriculture Grant
Livewell Alliance

Tree Ordinance

Food →

Mableton Sign saying Boo-yah to Smyrna

Christmas Decorations Concord Covered Bridge

★ Public Art - murals + ^{free standing} statue/landmark
sculpture

Litter Reduction

Park Improvements - Parks & Rec Plan Adopted. \$\$\$

Overlook at waterfalls in Heritage Park

SPLOST

5PK → 1.M

DISTRICT 5

WALKING ENTERTAINMENT] DISTRICT

Ordinance
Alcohol
Ord.

POLICE ~~PRESENCE~~ PRESENCE → constant contact with PD

ARTWORK - LOCAL STUDENTS (PEBBLEBROOK + OTHERS) - MURALS ★

EATERIES - RESTURANTS - ECON + COMM DEV ★

S.P.L.O.S.T.

DOG PARK - PARKS + REC ORD. Plan

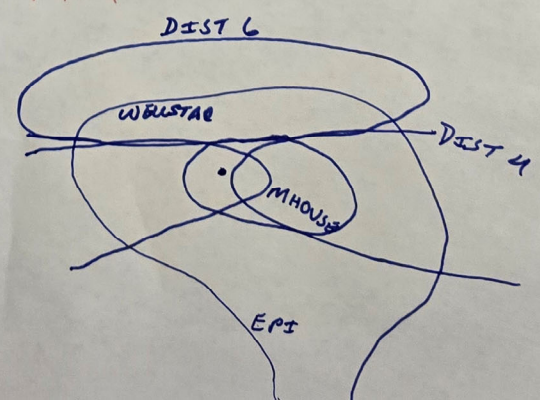
CLEAN SIDEWALKS

↳ NO OVERGROWTH

- VET MEMORIAL CONSISTENT LOOK -

Apply for Grants / Form Committee

HISTORIC DISTRICT
COMMUNITY GARDEN



DISTRICT
6

Sidewalks for walkability

Lighting ^{overall} ~~for Hurt Road Park~~

Community Garden ^{||}

Fine dining restaurants

Grants

S.P.L.O.S.T.



AGENDA ITEM MEMORANDUM

MEETING OF: February 20, 2025

DEPARTMENT:

ISSUE/AGENDA ITEM TITLE: Breakfast at Restaurant - (7AM - 8:30AM)

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS: None



AGENDA ITEM MEMORANDUM

MEETING OF: February 20, 2025

DEPARTMENT:

ISSUE/AGENDA ITEM TITLE: Mableton Development Authority - Chairman Jason Gaines
(9 AM - 9:35 AM)

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. MDA - Retreat PowerPoint

Mableton Development Authority

Jason Gaines, Chairman



Mableton Development Authority

About Us - Enabling Legislation

- ▶ On May 6, 2024, per House Bill 1330, the South Cobb Redevelopment Authority was officially amended to become the Mableton Development Authority.
- ▶ The authority is comprised of seven members, five of which are appointed by a majority of a quorum of the governing body of the City of Mableton.
- ▶ The remaining two members are appointed by a majority of a quorum of the Cobb County delegation to the General Assembly.
- ▶ Terms of office remain at four years until successors are appointed and qualified. All current authority members will continue to serve the terms of office to which they were appointed.



Mableton Development Authority

About Us - Board Composition



Jason Gaines,
Chairman



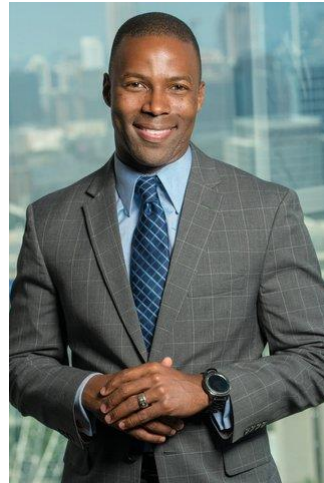
Joel Cope,
Vice-Chairman



Samuel Culbreath,
Secretary



Dr. Crystal Wyche,
Treasurer



Corey Ferguson



Greg Fuller



Edrick Harris



Mableton Development Authority

About Us - Support Staff



Dana Johnson,
Executive Director



Randy Hyde,
Accountant



Stephanie Cox,
Executive Assistant

Unless otherwise noted, Mableton Development Authority meetings will be held at the South Cobb Regional Library

* These meetings will be held at the Mable House Arts Center

2025 Meetings

January 13
February 10*
March 17*
April 21
May 19
June 16
July 21
August 18
September 8
October 20
November 17
December 15



Mableton Development Authority

About Us - Purpose & Powers

- ▶ Development authorities have long been the first “premier” tool used for Economic Development in Georgia
- ▶ Bond for Title
 - ▶ The development authority issues bonds to finance an investment in real estate, building renovations, and/or furniture/fixtures/equipment (FFE)
 - ▶ In return the authority retains title to the property in question, which allows the beneficiary of the bonds to receive a property tax exemption for a period of time
 - ▶ Historically, Development Authorities were active in the bond financing of all types of projects
 - ▶ When tax-exempt bond financing is available, it’s still the best way to finance a project
 - ▶ Most common development authority bonds - “taxable” bonds



Mableton Development Authority

Current Projects

- ▶ Magnolia Crossing & Yancey Property
- ▶ RFP Process
 - ▶ In October, the Mableton Development Authority sent an RFP encouraging residential builders & developers to make offers to purchase approximately 35± acres owned by the MDA, accessed from Factory Shoals Road, in the City of Mableton
 - ▶ Received 16 responses to RFP. Housing Sub-Committee currently reviewing all offers and discussing details with developers



Mableton Development Authority

Marketing & Branding

Working with Xavier Ross as part of the branding Sub-Committee



Mableton
DEVELOPMENT
AUTHORITY

Mableton
DEVELOPMENT AUTHORITY

Mableton
DEVELOPMENT AUTHORITY



Mableton Development Authority

Ongoing & Future Activities

- ▶ Intergovernmental Agreement (IGA) with the City -
 - ▶ This Agreement sets the guidelines for how the Authority will work to improve and develop underused areas in the City. Its goal is to attract private investment, boost the local economy, increase tax revenue, bring in new industries, create jobs, and enhance the quality of life for residents
 - ▶ In exchange for the Authority's commitments, the City provided \$100,000 in funding to support its efforts outlined in the IGA
- ▶ Special Services District -
 - ▶ The Six Flags Special Services District taxes commercial property owners an additional 3.5 mills on their property taxes
 - ▶ This public-private partnership bolsters growth and improves a previously blighted area known for a high crime rate. The property tax revenue was used to improve interchanges and streetscapes, providing picturesque gateways into the area
 - ▶ This Special Services District will sunset when the city takes over the area in June



Questions?

- ▶ Contact -
 - ▶ Jason Gaines, Chairman
 - ▶ jgaines.scobb@gmail.com
 - ▶ Dana Johnson, Executive Director
 - ▶ djohnson@cobbchamber.org
 - ▶ Stephanie Cox, Executive Assistant
 - ▶ scox@cobbchamber.org



Mableton Development Authority



AGENDA ITEM MEMORANDUM

MEETING OF: February 20, 2025

DEPARTMENT:

ISSUE/AGENDA ITEM TITLE: CBDG Funding - Dr. Kimberly Roberts - Managing Director of Cobb County CDBG Program Office (9:45 AM - 10:45 AM) - Did not do - NO DISCUSSION

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS: None



AGENDA ITEM MEMORANDUM

MEETING OF: February 20, 2025

DEPARTMENT:

ISSUE/AGENDA ITEM TITLE: S.P.L.O.S.T. Process - Wayne McGary of Croy (11:00 AM - Noon)

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. SPLOST Timeline_Croy_updated (1)



**COBB COUNTY SPLOST
ANTICIPATED TIMELINE OVERVIEW
CROY ENGINEERING
FEBRUARY 2025**

TODAY'S AGENDA

ANTICIPATED TIMELINE OVERVIEW

- Anticipated SPLOST Schedule: 2025 Activities
- Anticipated SPLOST Schedule: 2026 Activities
- Revenue Collection

ANTICIPATED ELECTION: NOVEMBER 2026



OUR TEAM



GREG TEAGUE, PE
CEO



WAYNE MCGARY, PE
VICE PRESIDENT



ROY ACREE
PROGRAM MANAGER



PROPOSED 2028 SPLOST TIMELINE

County presents proposed timeline and notice to cities for joint meeting to Board of Commissioners for approval*	February 25, 2025
Meeting with City Mayors	June 25, 2025
Deadline to submit Draft project list (County projects)	October 1, 2025
Public Information/Input Meetings	January/February 2026
Board of Commissioners approves final SPLOST project list (County projects)*	April 28, 2026
Cities submit final lists for inclusion in SPLOST Book	April 28, 2026
SPLOST Book (Exhibit A to IGA) published; copies sent to Cities	May 8, 2026
Board of Commissioners approves IGA*	May 12, 2026
All IGA's approved/signed by Cities and submitted to County Attorney's Office; Chair to sign IGA's prior to June 23, 2026	June 12, 2026
Board of Commissioners Resolution to place SPLOST on November ballot*; submit Resolution and ballot language to Elections	June 23, 2026
Elections coordinates advertising for publication in legal organ for 4 weeks	October 2026
Election/SPLOST Referendum held	November 3, 2026



ANTICIPATED SPLOST SCHEDULE: 2025 ACTIVITIES

**FEBRUARY 25,
2025**

County presents
proposed timeline
and notice to cities
for joint meeting to
BOC for approval



ANTICIPATED SPLOST SCHEDULE: 2025 ACTIVITIES

**FEBRUARY 25,
2025**

County presents proposed timeline and notice to cities for joint meeting to BOC for approval

**LATE
FEBRUARY /
EARLY
MARCH 2025**

City begins to identify potential projects for SPLOST funding



ANTICIPATED SPLOST SCHEDULE: 2025 ACTIVITIES

**FEBRUARY 25,
2025**

County presents proposed timeline and notice to cities for joint meeting to BOC for approval

**LATE
FEBRUARY /
EARLY
MARCH 2025**

City begins to identify potential projects for SPLOST funding

JUNE 25, 2025

County conducts meeting with City Mayors



ANTICIPATED SPLOST SCHEDULE: 2025 ACTIVITIES

FEBRUARY 25, 2025

County presents proposed timeline and notice to cities for joint meeting to BOC for approval

LATE FEBRUARY / EARLY MARCH 2025

City begins to identify potential projects for SPLOST funding

JUNE 25, 2025

County conducts meeting with City Mayors

JULY 2025

County provides anticipated SPLOST revenue projections



ANTICIPATED SPLOST SCHEDULE: 2025 ACTIVITIES

FEBRUARY 25, 2025

County presents proposed timeline and notice to cities for joint meeting to BOC for approval

LATE FEBRUARY / EARLY MARCH 2025

City begins to identify potential projects for SPLOST funding

JUNE 25, 2025

County conducts meeting with City Mayors

JULY 2025

County provides anticipated SPLOST revenue projections

JULY – AUGUST 2025

Preliminary budgets begin to be prepared for potential projects



ANTICIPATED SPLOST SCHEDULE: 2025 ACTIVITIES

FEBRUARY 25, 2025

County presents proposed timeline and notice to cities for joint meeting to BOC for approval

LATE FEBRUARY / EARLY MARCH 2025

City begins to identify potential projects for SPLOST funding

JUNE 25, 2025

County conducts meeting with City Mayors

JULY 2025

County provides anticipated SPLOST revenue projections

JULY – AUGUST 2025

Preliminary budgets prepared for potential projects

OCTOBER 1, 2025

Deadline to submit Draft project list to Cobb County (last regular City Council meeting is 9/24)



ANTICIPATED SPLOST SCHEDULE: 2026 ACTIVITIES

**JANUARY /
FEBRUARY 2026**

Public
Information/Input
Meetings



ANTICIPATED SPLOST SCHEDULE: 2026 ACTIVITIES

**JANUARY /
FEBRUARY 2026**

Public
Information/Input
Meetings

**JANUARY –
MARCH 2026**

Cobb County
compiles overall
project list and
budgets



ANTICIPATED SPLOST SCHEDULE: 2026 ACTIVITIES

**JANUARY /
FEBRUARY 2026**

Public
Information/Input
Meetings

**JANUARY –
MARCH 2026**

Cobb County
compiles overall
project list and
budgets

**MARCH / APRIL
2026**

IGA sent to the City



ANTICIPATED SPLOST SCHEDULE: 2026 ACTIVITIES

**JANUARY /
FEBRUARY 2026**

Public
Information/Input
Meetings

**JANUARY –
MARCH 2026**

Cobb County
compiles overall
project list and
budgets

**MARCH / APRIL
2026**

IGA sent to the City

APRIL 28, 2026

Cities submit final
lists for inclusion
in SPLOST book

BOC approves final
SPLOST County
project list



ANTICIPATED SPLOST SCHEDULE: 2026 ACTIVITIES

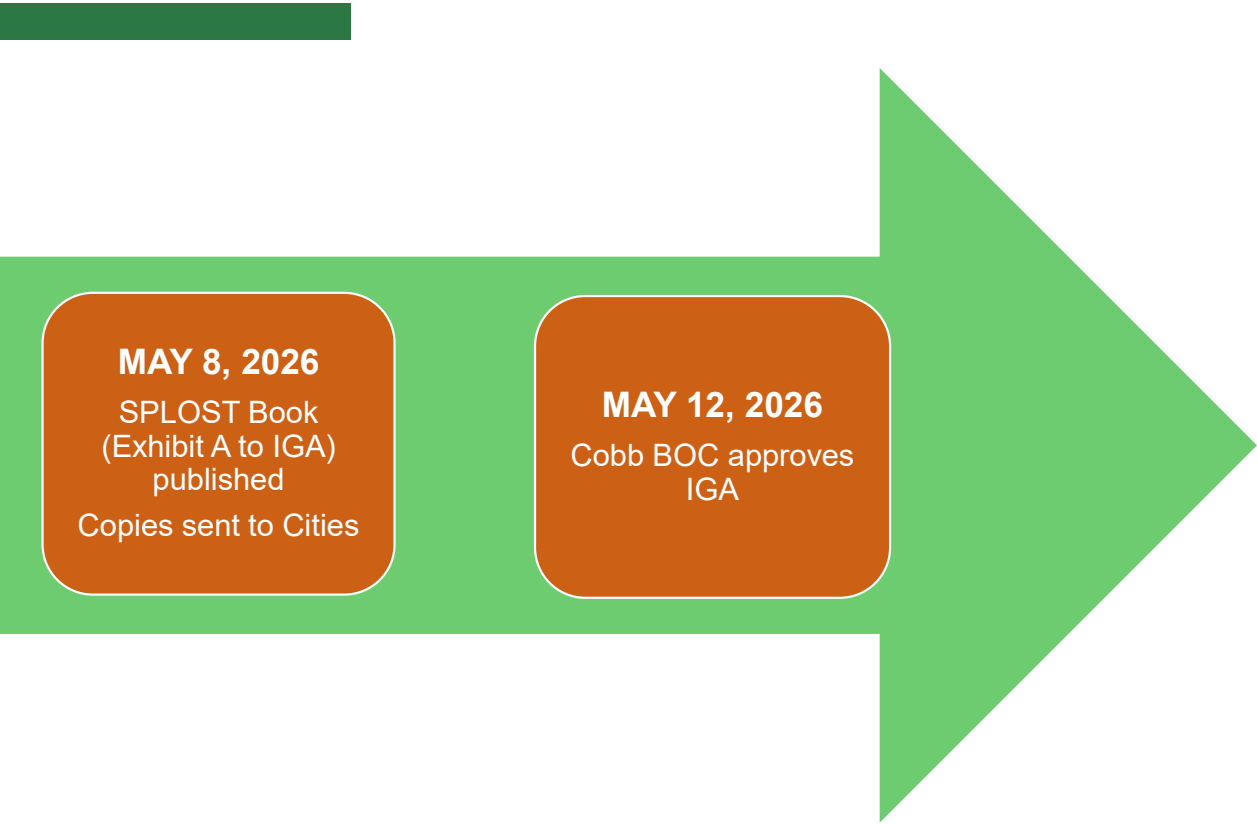
MAY 8, 2026

SPLOST Book
(Exhibit A to IGA)
published

Copies sent to Cities



ANTICIPATED SPLOST SCHEDULE: 2026 ACTIVITIES



MAY 8, 2026
SPLOST Book
(Exhibit A to IGA)
published
Copies sent to Cities

MAY 12, 2026
Cobb BOC approves
IGA



ANTICIPATED SPLOST SCHEDULE: 2026 ACTIVITIES

MAY 8, 2026

SPLOST Book
(Exhibit A to IGA)
published

Copies sent to Cities

MAY 12, 2026

Cobb BOC approves
IGA

JUNE 12, 2026

All IGAs
approved/signed by
Cities and submitted
to County Attorney's
office; Chair signs
IGAs before 6/23



ANTICIPATED SPLOST SCHEDULE: 2026 ACTIVITIES

MAY 8, 2026

SPLOST Book
(Exhibit A to IGA)
published

Copies sent to Cities

MAY 12, 2026

Cobb BOC approves
IGA

JUNE 12, 2026

All IGAs
approved/signed by
Cities and submitted
to County Attorney's
office; Chair signs
IGAs before 6/23

JUNE 23, 2026

BOC Resolution to
place SPLOST on
November ballot

**JUNE 23, 2026
(CONT.)**

Resolution and ballot
language submitted
to Cobb Board of
Elections



ANTICIPATED SPLOST SCHEDULE: 2026 ACTIVITIES

OCTOBER 2026

Elections coordinates advertising for publication in legal organ for 4 weeks



ANTICIPATED SPLOST SCHEDULE: 2026 ACTIVITIES

OCTOBER 2026

Elections coordinates advertising for publication in legal organ for 4 weeks

OCTOBER 2026 (CONT.)

Early voting begins



ANTICIPATED SPLOST SCHEDULE: 2026 ACTIVITIES

OCTOBER 2026

Elections coordinates advertising for publication in legal organ for 4 weeks

OCTOBER 2026 (CONT.)

Early voting begins

NOVEMBER 3, 2026

Election/SPLOST Referendum held



REVENUE COLLECTION

JANUARY 1, 2028

Revenues begin to be collected



REVENUE COLLECTION

JANUARY 1, 2028

Revenues begin to be collected

**FEBRUARY /
MARCH 2028**

The City should receive the first revenue from the County



REVENUE COLLECTION

JANUARY 1, 2028

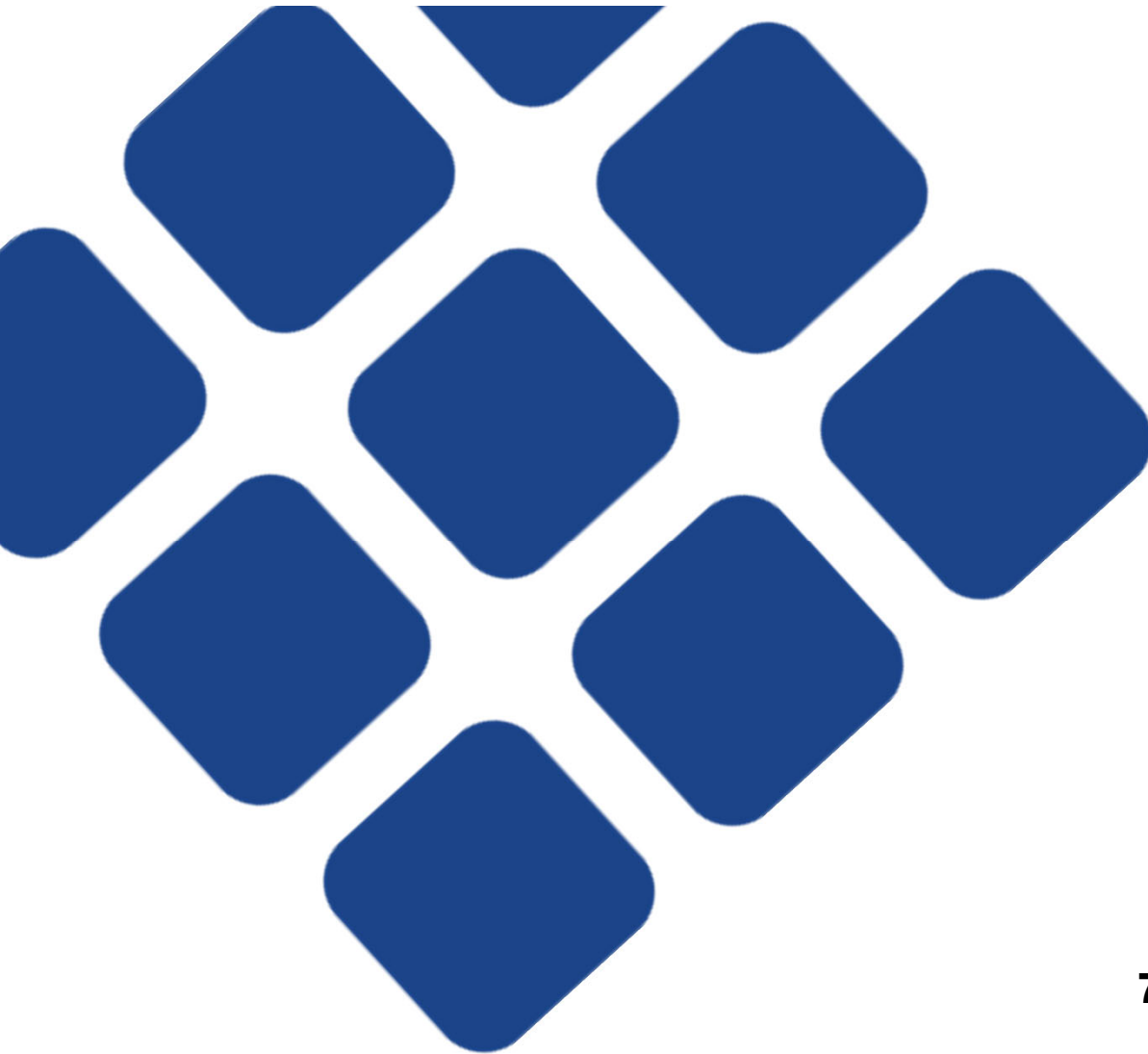
Revenues begin to be collected

FEBRUARY / MARCH 2028

The City should receive the first revenue from the County

The City will receive monthly payments based on actual SPLOST revenues collected





QUESTIONS?

WAYNE MCGARY, PE
770.971.5407 | wmcgary@croyeng.com



AGENDA ITEM MEMORANDUM

MEETING OF: February 20, 2025

DEPARTMENT:

ISSUE/AGENDA ITEM TITLE: Lunch Break - (12:00 PM - 12:30 PM)

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS: None



AGENDA ITEM MEMORANDUM

MEETING OF: February 20, 2025

DEPARTMENT:

ISSUE/AGENDA ITEM TITLE: Transition Status - City Attorney Emilia Walker-Ashby -
(12:30 PM - 1:15 PM)

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Mableton Feb 2025 Planning Conference (Atty Walker-Ashby)



**City of Mableton Planning Conference
February 21 – 23, 2025**

Transition Update

By: Emilia Walker-Ashby, Esq.



✓ DEFINED BENEFITS

Successfully Reviewed and Confirmed a Comprehensive Defined Benefit Retirement Plan



✓ Election Safeguards

- **Coordinated with County on Election IGA**
- **Published Qualifying Fees, Qualification Dates and Districts up for Re-election**
- **Created Article 2, Elections of Mableton Code, Setting:**
 - **Municipal Superintendent**
 - **Cobb County as Conductor**
 - **Direction for Election Disputes**



✓ Safeguarded Capitol Improvements & Future Development

- **Successfully Activated Urban Redevelopment Authority**
 - **Successfully Facilitated Major Land Acquisitions**
- **Successfully Facilitated Groundwork for Major Capital Improvements**



✓ Significant Fire Protections

- **Negotiated Continuation of Special Fire Services IGA with County and Area Cities**
 - **Created Chapter 9, Fire Prevention and Protection Code**
 - **Provided Notice to County of Fire Services Transition**
- **Provided Notice to State Fire Commissioner of Intent to Adopt Mableton Fire Codes**





✓ SUCCESSFULLY DEFENDED MABLETON'S RIGHT TO EXIST

Live News Weather Good Day Sports Contests Email More

Mableton city officials battle to preserve incorporation amid constitutional lawsuit

By FOX 5 Atlanta Digital Team | Published November 6, 2024 7:42pm EST | Mableton | FOX 5 Atlanta |



WSB-TV 2 ATLANTA 31°

NEWS WEATHER VIDEO 2 INVESTIGATES SPORTS BLACK HISTORY MONTH COMMUNITY HOUSE 2 HOME STEALS AND DEALS

WSB Now
DNA Dinners
Host Tyrone Edwards explores the diverse heritages of 16 individuals with a twist. Watch as they discover their roots...

Live Streams
WSB 2 now 24/7 NEWS WEATHER 24/7

COBB COUNTY

Challenge to Mableton cityhood dismissed by Georgia Supreme Court



By [Sam Sachs, WSBTV.com](#)

January 30, 2025 at 10:37 am EST





✓ SUCCESSFULLY PAVED PATH FOR COMMENCEMENT OF SOLID WASTE MANAGEMENT

- **Vetted Ordinance Creating Chapter 12, Solid Waste Management**
 - **Adopted Ordinance Creating Chapter 12, Solid Waste Management**
 - **Provided Notice to County of Transition of Solidwaste Management**



✓ SUCCESSFULLY PAVED PATH FOR COMMENCEMENT OF PLANNING AND ZONING

- **Vetted Ordinances Creating Chapter 10, Planning and Zoning, Mableton Zoning Code and Mableton Zoning Map**
- **Adopted Ordinances Creating Chapter 10, Planning and Zoning, Mableton Zoning Code and Mableton Zoning Map**
- **Provided Notice to County of Transition of Planning and Zoning**



✓ SUCCESSFULLY PAVED PATH FOR COMMENCEMENT OF ENFORCEMENT OF BUILDING AND RELATED CODES

- **Vetted Ordinance Creating Chapter 8, Buildings & Construction**
 - **Adopted Ordinance Chapter 8, Buildings & Construction**
 - **Provided Notice to County of Transition of Solidwaste Management**



✓ FINALIZED GROUNDWORK FOR SERVICE DELIVERY STRATEGY

- **Secured Consultants**
- **Resumed Discussions with County**
- **Negotiated and Exchanged IGAs**

Active Municipality Minimum Standards

O.C.G.A. § 36-30-7.1

“(b) An active municipality is any incorporated municipality in this state the governing body of which meets each of the following minimum standards:

(1) Provides at least three of the following services, ***either directly or by contract.***

(A) Law enforcement;

In-Progress (B) Fire protection (which may be furnished by a volunteer fire force) and fire safety;

(C) Road and street construction or maintenance;

2/26/2025 (D) Solid waste management;

(E) Water supply or distribution or both;

(F) Waste-water treatment;

(G) Storm-water collection and disposal;

(H) Electric or gas utility services;

3/3/2025 (I) Enforcement of building, housing, plumbing, and electrical codes and other similar codes;

3/3/2025 (J) Planning and zoning; and

In-Progress (K) Recreational facilities;

✓ (2) Holds at least six regular, monthly or bimonthly, officially recorded public meetings within the 12 months next preceding the execution of the certificate required by subsection (c) of this Code section; and

✓ (3) Qualifies for and holds a regular municipal election as provided by law, other than a municipality which has a governing authority comprised

of commissioners or other members who are appointed by a judge of the superior court.”



Active Municipality Minimum Standards

O.C.G.A. § 36-31-2:

“When a municipal corporation is created by local Act as authorized in this chapter, **the provisions of Code Section 36-30-7.1 shall not apply for two years from the date the first elected officials of such municipal corporation take office.** No later than July 1 following the expiration of such two-year period, the governing authority of the municipal corporation shall file a certification with the Department of Community Affairs stating whether the municipal corporation does or does not meet the standards for an active municipality under subsection (b) of Code Section 36-30-7.1.”

March 27, 2024 – Districts 1 & 6 Certified

April 24, 2024 - Mayor & Districts 2,3,4,5 Certified

Transition Period (6/1/23 – 6/30/25 {5/31/25})

Charter 7.15 (Transition)

(a) A period of time will be needed for an orderly transition of various government functions from Cobb County to the City of Mableton. Accordingly, there shall be a transition period **beginning on the effective date provided for in subsection (c) of Section 7.14 of this charter, and ending at midnight on the last day of the twenty-fourth month following such date.** During such transition period, all provisions of this charter shall be effective as law, but not all provisions of this charter shall be implemented.

(b) During such transition period, Cobb County shall provide within the territorial limits of the City of Mableton all government services and functions which Cobb County provided in such area which is now within the corporate limits of the City of Mableton during 2022 and at the same actual cost, except to the extent otherwise provided in this section; provided, however, that upon at least 30 days' prior written notice to Cobb County by the City of Mableton, responsibility for any such service or function shall be transferred to the City of Mableton.

Charter 7.14 (Effective Dates)

(c) The remaining provisions of this Act shall become of full force and effect for all purposes on the first day of the second month following the month in which the certification of the results of the special election provided for by subsection (d) or (e) of Section 5.11 of this charter occurs, if this Act is approved at the referendum election provided for in Section 7.13 of this charter, except that the initial mayor and councilmembers shall take office immediately following their election and by action of a quorum may, prior to such effective date, meet and take actions binding on the city.



NEXT STEPS



- **Service Implementation**
- **Service Delivery Strategy Negotiations**
 - **Ordinance Adoptions**
 - **Special Service Discussions**
 - **SPLOST**



Questions?



AGENDA ITEM MEMORANDUM

MEETING OF: February 20, 2025

DEPARTMENT:

ISSUE/AGENDA ITEM TITLE: Comp Plan Update - John Funny of Grice Consulting Group
(1:30 PM - 2:30 PM)

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Mableton Feb 2025 Planning Conference (Atty Walker-Ashby)



**City of Mableton Planning Conference
February 21 – 23, 2025**

Transition Update

By: Emilia Walker-Ashby, Esq.



✓ DEFINED BENEFITS

Successfully Reviewed and Confirmed a Comprehensive Defined Benefit Retirement Plan



✓ Election Safeguards

- **Coordinated with County on Election IGA**
- **Published Qualifying Fees, Qualification Dates and Districts up for Re-election**
- **Created Article 2, Elections of Mableton Code, Setting:**
 - **Municipal Superintendent**
 - **Cobb County as Conductor**
 - **Direction for Election Disputes**



✓ Safeguarded Capitol Improvements & Future Development

- **Successfully Activated Urban Redevelopment Authority**
 - **Successfully Facilitated Major Land Acquisitions**
- **Successfully Facilitated Groundwork for Major Capital Improvements**



✓ Significant Fire Protections

- **Negotiated Continuation of Special Fire Services IGA with County and Area Cities**
 - **Created Chapter 9, Fire Prevention and Protection Code**
 - **Provided Notice to County of Fire Services Transition**
- **Provided Notice to State Fire Commissioner of Intent to Adopt Mableton Fire Codes**





✓ SUCCESSFULLY DEFENDED MABLETON'S RIGHT TO EXIST

Live News Weather Good Day Sports Contests Email More

Mableton city officials battle to preserve incorporation amid constitutional lawsuit

By FOX 5 Atlanta Digital Team | Published November 6, 2024 7:42pm EST | Mableton | FOX 5 Atlanta |



WSB-TV 2 ATLANTA 31°

NEWS WEATHER VIDEO 2 INVESTIGATES SPORTS BLACK HISTORY MONTH COMMUNITY HOUSE 2 HOME STEALS AND DEALS

WSB Now
DNA Dinners
Host Tyrone Edwards explores the diverse heritages of 16 individuals with a twist. Watch as they discover their roots...

Live Streams
WSB 2 now 24/7 NEWS WEATHER 24/7

COBB COUNTY

Challenge to Mableton cityhood dismissed by Georgia Supreme Court



By [Sam Sachs, WSBTV.com](#)

January 30, 2025 at 10:37 am EST





✓ SUCCESSFULLY PAVED PATH FOR COMMENCEMENT OF SOLID WASTE MANAGEMENT

- **Vetted Ordinance Creating Chapter 12, Solid Waste Management**
 - **Adopted Ordinance Creating Chapter 12, Solid Waste Management**
 - **Provided Notice to County of Transition of Solidwaste Management**



✓ SUCCESSFULLY PAVED PATH FOR COMMENCEMENT OF PLANNING AND ZONING

- **Vetted Ordinances Creating Chapter 10, Planning and Zoning, Mableton Zoning Code and Mableton Zoning Map**
- **Adopted Ordinances Creating Chapter 10, Planning and Zoning, Mableton Zoning Code and Mableton Zoning Map**
- **Provided Notice to County of Transition of Planning and Zoning**



✓ SUCCESSFULLY PAVED PATH FOR COMMENCEMENT OF ENFORCEMENT OF BUILDING AND RELATED CODES

- **Vetted Ordinance Creating Chapter 8, Buildings & Construction**
 - **Adopted Ordinance Chapter 8, Buildings & Construction**
 - **Provided Notice to County of Transition of Solidwaste Management**



✓ **FINALIZED GROUNDWORK FOR SERVICE DELIVERY STRATEGY**

- **Secured Consultants**
- **Resumed Discussions with County**
- **Negotiated and Exchanged IGAs**

Active Municipality Minimum Standards

O.C.G.A. § 36-30-7.1

“(b) An active municipality is any incorporated municipality in this state the governing body of which meets each of the following minimum standards:

(1) Provides at least three of the following services, ***either directly or by contract.***

(A) Law enforcement;

In-Progress (B) **Fire protection (which may be furnished by a volunteer fire force) and fire safety;**

(C) Road and street construction or maintenance;

2/26/2025 (D) **Solid waste management;**

(E) Water supply or distribution or both;

(F) Waste-water treatment;

(G) Storm-water collection and disposal;

(H) Electric or gas utility services;

3/3/2025 (I) **Enforcement of building, housing, plumbing, and electrical codes and other similar codes;**

3/3/2025 (J) **Planning and zoning; and**

In-Progress (K) **Recreational facilities;**

✓ (2) **Holds at least six regular, monthly or bimonthly, officially recorded public meetings** within the 12 months next preceding the execution of the certificate required by subsection (c) of this Code section; and

✓ (3) **Qualifies for and holds a regular municipal election** as provided by law, other than a municipality which has a governing authority comprised

of commissioners or other members who are appointed by a judge of the superior court.”



Active Municipality Minimum Standards

O.C.G.A. § 36-31-2:

“When a municipal corporation is created by local Act as authorized in this chapter, **the provisions of Code Section 36-30-7.1 shall not apply for two years from the date the first elected officials of such municipal corporation take office.** No later than July 1 following the expiration of such two-year period, the governing authority of the municipal corporation shall file a certification with the Department of Community Affairs stating whether the municipal corporation does or does not meet the standards for an active municipality under subsection (b) of Code Section 36-30-7.1.”

March 27, 2024 – Districts 1 & 6 Certified

April 24, 2024 - Mayor & Districts 2,3,4,5 Certified

Transition Period (6/1/23 – 6/30/25 {5/31/25})

Charter 7.15 (Transition)

(a) A period of time will be needed for an orderly transition of various government functions from Cobb County to the City of Mableton. Accordingly, there shall be a transition period **beginning on the effective date provided for in subsection (c) of Section 7.14 of this charter, and ending at midnight on the last day of the twenty-fourth month following such date.** During such transition period, all provisions of this charter shall be effective as law, but not all provisions of this charter shall be implemented.

(b) During such transition period, Cobb County shall provide within the territorial limits of the City of Mableton all government services and functions which Cobb County provided in such area which is now within the corporate limits of the City of Mableton during 2022 and at the same actual cost, except to the extent otherwise provided in this section; provided, however, that upon at least 30 days' prior written notice to Cobb County by the City of Mableton, responsibility for any such service or function shall be transferred to the City of Mableton.

Charter 7.14 (Effective Dates)

(c) The remaining provisions of this Act shall become of full force and effect for all purposes on the first day of the second month following the month in which the certification of the results of the special election provided for by subsection (d) or (e) of Section 5.11 of this charter occurs, if this Act is approved at the referendum election provided for in Section 7.13 of this charter, except that the initial mayor and councilmembers shall take office immediately following their election and by action of a quorum may, prior to such effective date, meet and take actions binding on the city.



NEXT STEPS



- **Service Implementation**
- **Service Delivery Strategy Negotiations**
 - **Ordinance Adoptions**
 - **Special Service Discussions**
 - **SPLOST**



Questions?



AGENDA ITEM MEMORANDUM

MEETING OF: February 20, 2025

DEPARTMENT:

ISSUE/AGENDA ITEM TITLE: Break - (2:30 PM - 2:45 PM)

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS: None



AGENDA ITEM MEMORANDUM

MEETING OF: February 20, 2025

DEPARTMENT:

ISSUE/AGENDA ITEM TITLE: Depart for City of Sugar Hill Tour - (2:45 PM - Arrival at 3:00 PM)

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS: None



AGENDA ITEM MEMORANDUM

MEETING OF: February 20, 2025

DEPARTMENT:

ISSUE/AGENDA ITEM TITLE: Dinner in Sugar Hill - (4:00 PM - 6:00PM)

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS: None



AGENDA ITEM MEMORANDUM

MEETING OF: February 20, 2025

DEPARTMENT:

ISSUE/AGENDA ITEM TITLE: Return to Lake Lanier & Free Time - 6:30 PM

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS: None



AGENDA ITEM MEMORANDUM

MEETING OF: February 20, 2025

DEPARTMENT:

ISSUE/AGENDA ITEM TITLE: Continued Conversation - Dr. Hooker (8:30 AM - 10:00 AM)

BACKGROUND/SUMMARY:

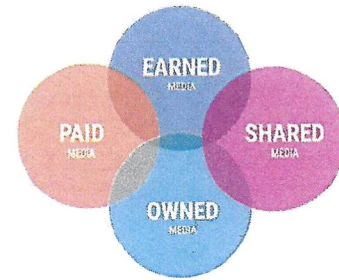
BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS: None



By leveraging the PESO Model, Profile will evaluate PAID, EARNED, SHARED, and OWNED communications channels. Coupled with outreach efforts, the PESO model will provide a comprehensive approach to engaging residents through a multi-tiered communications strategy.



PAID	EARNED	SHARED	OWNED
Digital advertisements Paid social posts Direct mail Signage Ads (Smoke Rise)	Media Advisories Press Releases	Facebook Nextdoor YouTube Twitter Instagram Stakeholder communications and toolkit (emails)	Newsletter (electronic) InTucker Magazine City Website (dedicated webpage) On Hold Message City Hall Signage

Outreach & Community Engagement
<ul style="list-style-type: none"> • 3 public meetings (in-person and virtual) • Community meetings and presentations • Literature drops (libraries, recreation facilities, businesses, senior centers, high school, etc.) • Pop-up informational sessions • Presentation at City Council Meeting

Collateral and Crafted Items:

Press Releases	<ol style="list-style-type: none"> 1) Announcement of Webpage and Community Meetings 2) Dates to Remember/ Voter Reminder 3) Post-Election Announcement
Social Media Graphics	<ol style="list-style-type: none"> 1) Visual with dates/info for community meetings 2) Know Before You Go general election reminder graphic 3) Key Election Dates 4) Learn More: (Webpage for More Information)
Ad Creation	<ol style="list-style-type: none"> 1) General Info with Link to Webpage
Video	<ol style="list-style-type: none"> 1) Informational video (sharing on social and possible webpage posting)
Printed Items	<ol style="list-style-type: none"> 1) General Public Works Referendum info & FAQs (QR code to webpage – front and back document) 2) Community Meetings/Key Dates
Additional Collateral	<ol style="list-style-type: none"> 1) Signage (if approved) 2) Community Meeting Presentation Deck
Webpage Creation	<ol style="list-style-type: none"> 1) General info, FAQs, dates to remember, video (possible), community meeting dates/links

Timeline:



Tactical Communications Plan

Overview:

Profile Consulting Group, in collaboration with the City of Tucker, will develop and deploy an educational campaign detailing information pertaining to the November public works referendum. This awareness effort will help educate residents about the upcoming referendum item pertaining to the City of Tucker possibly transitioning public works services from DeKalb County to the City. Through an integrated communications approach, Profile will work to amplify information to Tucker's residents.

Educational Campaign Goals and Tactical Goals:

To develop and implement a comprehensive communications campaign to educate and engage City of Tucker's residents about the November public works referendum.

- Increase awareness of the public works referendum
- Educate voters of the key impacts of the referendum and the proposed approach to creating the City's public works department
- Inform voters about key dates, times, locations to vote for the upcoming referendum
- Provide accessible and easy to understand materials that can be shared, posted and distributed across an array of communication channels

Key Deliverables and Scoped Action Items:

- Develop a high-level Tactical Communications Plan for sharing campaign information through various communications channels including websites, social media, possible paid digital assets, earned media and public meetings. This tactical plan is a snapshot of the proposed communications approach.
- Create a Messaging Matrix to establish key messages and incorporate topline facts and general talking points related to the referendum that will guide the creation of communication assets.
- Draft Stakeholder Communications, inclusive of shareable content, to support communications and media relations efforts.
- Develop Collateral Materials to be used for shareable information (hard copy and digital formats) that would include general information fliers, FAQs, etc.
- Craft messaging for Public Webpage to provide a central location for reliable, accurate and accessible information. FAQs would be included on the public webpage.
- Generate a robust social media calendar that includes educational content to be shared across the City's social media channels.
- Engage in ongoing Social Media Monitoring to help mitigate misinformation and amplify approved shareable content related to the upcoming referendum.
- Support Public Information Sessions and Media Training pertaining to the upcoming referendum. Professional services include Briefing Sheets, Presentation Outline Development, and general event coordination support.
- Identify Paid and Earned Media Strategies to amplify core messages and information sharing focused on City of Tucker residents.
- Prepare Impact Report to highlight executed activities, inclusive of analytics, touch points, frequency, reach and core accomplishments.

Communications Approach:

PHASES	TIMELINE	ACTION ITEM
Planning:	Week 1 – Week 3	Research and Message Generation
Development:	Week 3 – Week 5	Collateral Creation and Deployment Plan Development (Owned communications channel launched/updated)
Implementation:	Week 5 – Week -14	Campaign Implementation (Paid, Earned and Shared communications launched)
Measuring:	Week 14 +	Measurement and Evaluation

Key Dates:

August 8, 2022	Kickoff Meeting for Educational Campaign
August 22, 2022	First Day to Request Absentee Ballot
September XX, 2022	TBD: Public Meeting
October XX, 2022	TBD: Public Meeting
October 17, 2022	First Day of Advance Voting
October XX, 2022	TBD: Public Meeting
November 4, 2022	Last Day of Advance Voting
November 8, 2022	Election Day

Additional Budgetary Items:

Depending on available budget, key collateral material should be considered to advance the educational effort including:

- General Information/FAQs
- Know Before You Go
- Informational Video
- Paid Social Media/Digital Content
- Signage/Advertisements

DRAFT 8.19.22



PUBLIC WORKS REFERENDUM COMMUNITY MEETING

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2

Overview: Public Works Referendum

During the November 8 General Election, City of Tucker residents will have an opportunity to vote on a public works referendum that will transition current public works services from DeKalb County and allow the City to assume the day-to-day management responsibilities of its Roads & Maintenance and Stormwater services.

What Services are included in Public Works?

Public works services are comprised of two distinctive functions: Roads & Maintenance and Stormwater services.



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Overview: Public Works Services

ROADS & MAINTENANCE SERVICES

- Asphalt patching
- Pothole repair
- Right-of-way maintenance
- Traffic sign/signal maintenance
- Bridge maintenance
- Pavement marking maintenance
- Sidewalk and curb repair
- Transportation engineering services

STORMWATER SERVICES

- Stormwater infrastructure
- Catch basin repair



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Repairs & Responsiveness

The City of Tucker, if it assumes public works services from DeKalb County, will reduce response times for key maintenance activities and resolve public works issues through a prioritized service delivery model. The following chart shows DeKalb County's average response times for repairs.

DEKALB SERVICE REPAIRS	DEKALB'S AVERAGE DAYS UNTIL COMPLETION
Pothole Repairs	91 Days
Asphalt Repair and Patch	204 Days
Traffic Sign Issues	69 Days
Traffic Signal Repairs	23 Days
Stormwater Catch Basins	128 Days
Tree and Vegetation Issues	25 Days

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Goals: Public Works Service Delivery

With the opportunity to assume public works services from DeKalb County, the City of Tucker is creating an operational blueprint that will:

- **Eliminate Existing Backlog** of Public Works Projects (by Year 1)
- **Improve Service Response Times** by 50% (by Year 2)
- **Launch 24/7 Customer Service Reporting & Tracking System**
- **Maintain Local Accountability** for Public Works Services

◀ ▶

6

How will the referendum appear on the ballot?

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◀ ▶

Public Works Referendum



City of Tucker residents will have the opportunity to vote 'yes' or 'no' during the General Election time period, inclusive of advance voting, absentee voting and Election Day voting.

Transition of Public Works Services from DeKalb County to City of Tucker

Shall the City of Tucker be authorized to directly provide road construction and maintenance including curbs, sidewalks, street-lights, devices to control the flow of traffic, and stormwater management rather than rely upon DeKalb County to provide such services on its behalf and to levy and collect ad valorem property tax at a millage rate not to exceed 3 mills simultaneous with the ending of the collection of DeKalb County road and transportation special district ad valorem property tax?

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Ways to Vote on the Public Works Referendum

Registered voters in Tucker can cast ballots this election three ways: Absentee ballot, during early voting at any advance voting polling location in DeKalb or on Election Day at their designated polling location. Visit www.DeKalbVotes.com for additional information.

Absentee Ballot
Request an absentee ballot now

Early/Advance Voting
Begins October 17th

Election Day
November 8th


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What happens if the Public Works Referendum passes?





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Prioritization

The prioritization of planned repairs, ongoing maintenance, and unexpected emergency needs related to public works services would be led and managed by the City of Tucker. However, the City of Tucker will also launch critical public works assessments to determine critical needs and identify opportunities to align capital projects with maintenance efforts.

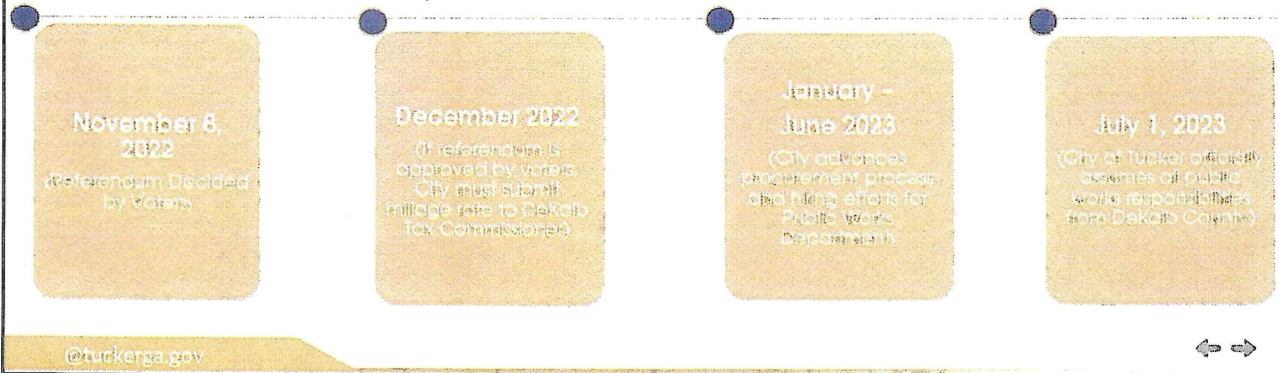
<p>Year 1 Objectives</p>	<p>Within the first 365 days, the City of Tucker will prioritize any deferred public works maintenance and key repair needs and reduce the existing backlog of public works projects.</p>	 
<p>Year 2 Objectives</p>	<p>After prioritization of deferred public works maintenance and key repair needs, the City of Tucker will focus on reducing service delivery times by 50% or more.</p>	 

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Timeline

The Tucker Public Works Department would officially launch on July 1, 2023. In the months leading up to the launch, the city must submit its millage rate certification to the DeKalb County Tax Commissioner and provide official notice to terminate the current Intergovernmental Agreement (IGA) with DeKalb County that currently provides these services. Additionally, City of Tucker will advance procurement and hiring efforts to fully establish the Public Works Department.



Costs & Impacts

If the referendum is approved by voters, DeKalb County's millage rate previously dedicated for Roads & Maintenance services and the County's stormwater utility fee will no longer be charged by the County. This is similar to the Parks and Recreation transition that took place a few years ago.

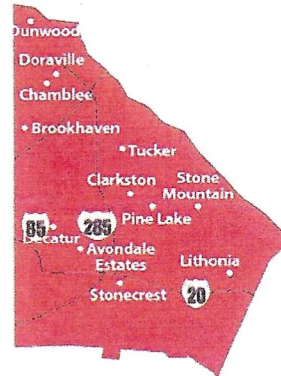
Based on an average home value of \$328,000 in Tucker, homeowners would pay an additional \$70 per year to cover Roads & Maintenance services. Currently, residential stormwater utility fees are \$48 a year. If the referendum is approved, the new storm water utility fee would increase by \$24 a year, to a total of \$72.

In total, the average homeowner would see an increase of \$94 annually for roads and stormwater services. Businesses located within the City of Tucker would see proportionate increases as well.

Costs & Impacts: Local Stormwater Fees

What are other cities' stormwater fee for a \$328,000 home?

- DeKalb County - \$48
- Chamblee - \$60
- Brookhaven - \$94
- Dunwoody - \$78.50
- Johns Creek - \$69
- Suwanee - \$82
- Decatur - \$85 to \$300



Transition of Public Works Services

If approved by voters, the following services will transition to the City by July 1, 2023

ROADS & MAINTENANCE SERVICES

- Asphalt patching
- Pothole repair
- Right-of-way maintenance
- Traffic sign/signal maintenance
- Bridge maintenance
- Pavement marking maintenance
- Sidewalk and curb repair
- Transportation engineering services

STORMWATER SERVICES


- Stormwater infrastructure
- Catch basin repair



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Why is the City of Tucker advancing the public works referendum at this time?


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City of Tucker Public Works Referendum

- The City of Tucker was created to **offer residents more local control over its day-to-day operations and governance** over tax dollars generated within the city.
- After **assessing the current service delivery levels of public works and stormwater services rendered by DeKalb County**, City Council and the Mayor voted in July of 2022 to put forth a referendum for residents to decide if public works services would be better managed with local accountability.
- While there is not any requirement for the City to assume these services, officials have outlined ways to **improve service delivery and provide maintenance and repairs**.




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What happens if the Public Works Referendum doesn't pass?

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If the Public Works Referendum Doesn't Pass

DeKalb County will continue to maintain all public works services. Additionally, all emergency public works issues will continue to be managed by DeKalb County. Tucker residents will continue to report public works issues to DeKalb County.



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Key Dates To Remember

Absentee Ballot
Request an absentee ballot now

Early/Advance Voting
Begins October 17th

Election Day
November 8th


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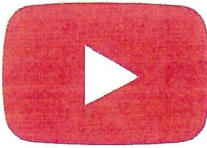
Thank You

For more information about the Public Works Referendum, visit tuckerga.gov/publicworks.
Follow us online @CityofTucker










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Mableton Code Enforcement and Inspections Department

1st Quarter of 2025 Workplan and 45 Day Highlights



January 2025

- Code Enforcement Director Started January 13, 2025
- Three new vehicles delivered - F- 150 Lightning Extended Cab
- HR posted on January 16th, 2025 for 2 supervisor roles and 16 applicants applied and 3 have been identified for February 4, 2025 interviews.
- HR posted the position of 3 CEO roles on January 16th, 2025 and 24 applicants applied with several identified and hopes of having the supervisors once hired involved in the selection process for those that will be interviewed.
- HR posted the position of Building Inspector for 2 roles and 65 plus applicants applied for the position with several identified and will wait to allow the supervisors to be involved in the process for those that will be interviewed.



January 2025

- Met with CM and Cobb County Deputy Fire Chief regarding the IGA
- Met with the CM and Sanitation Director- Emily Groth to discuss collaboration with departments.
- Met with CM to discuss meetings with Police, Fire, Health and Community Development of Cobb County.
- Met with GovPilot to discuss how to report concern and the Code Enforcement Module.
- Met with Xavier Ross and Mayor Pro Tem Jeffcoat to discuss possible future space.
- Met with CM and Com Dev Director-Njoku to discuss service delivery



February 2025

- **Mission Statement: Department of Code Enforcement and Inspections**

The Department of Code Enforcement is dedicated to enhancing the quality of life for all residents, businesses, and visitors by ensuring a clean, safe, and thriving community. Through proactive inspections, education, and fair enforcement of municipal codes, we strive to maintain the integrity, health, and safety of our neighborhoods and commercial areas.

Our department is responsible for enforcing regulations that address critical health and safety concerns, including the proper disposal of rubbish and debris, the elimination of attractive nuisances, the removal of overgrown vegetation, zoning compliance, and the management of inoperable vehicles on private property. By addressing these issues, we help prevent blight, promote public health, and support property values across the city.

We are committed to working collaboratively with residents, property owners, and businesses to achieve voluntary compliance whenever possible. Through education, outreach, and clear communication, we empower the community to take an active role in maintaining a high standard of living. When necessary, we take decisive enforcement actions to address persistent violations and ensure compliance with city ordinances.

Above all, our goal is to be a responsive and professional department that fosters a sense of pride in our city. By upholding municipal codes with fairness and consistency, we contribute to a safe, attractive, and welcoming environment for all who live, work, and visit here.



February 2025

- Meeting scheduled with CM and City Atty
- Meeting scheduled with CM and Cobb Comm Dev Director.
- 3 Interviews conducted for 2 Supervisor roles with 2 offers made and accepted with a tentative start date of February 24, 2025.

Sustainability, Waste, & Beautification

2025 Spring Planning Discussion

Prepared for: 2025 Spring Planning Conference

Prepared by: Emily Groth - Sustainability, Waste, and Beautification (SWB) Director



The City of Mableton

Discussion Agenda

1. Chapter 12 Implementation Update
2. Green Communities Feasibility
3. SWB Spring & Summer Programming



Chapter 12 Implementation

- **17 Regional Haulers**

- 14 potential Mableton haulers – contact has been established with 10
- Attended Cobb Trash Hauler’s Association Annual Meeting

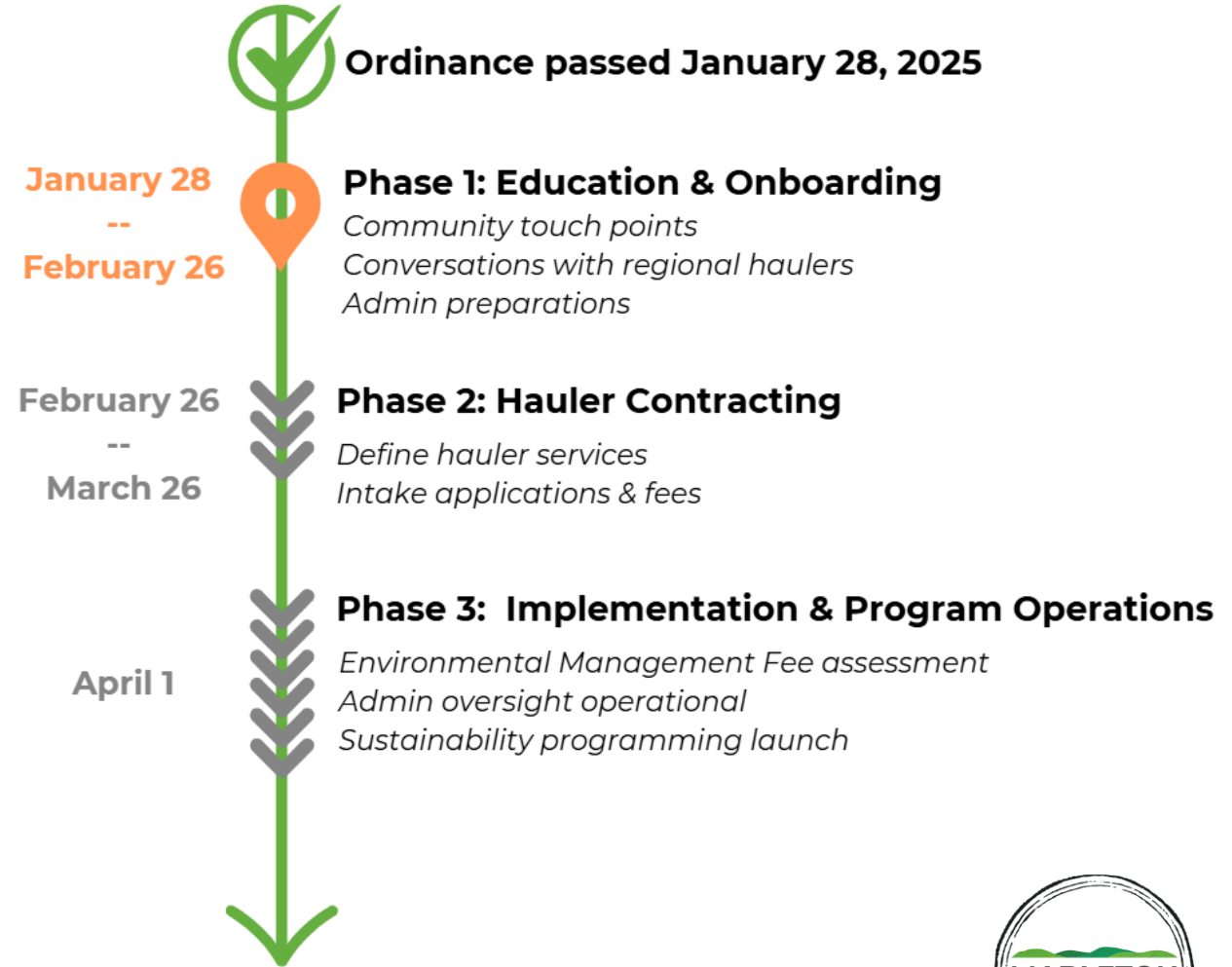
- **Application Packet Finalized**

- Tonnage, customer, & service data
- Disposal facilities
- Vehicle information
- Notarized contract & affidavit

- **Applications underway to be dated 2/26**

- **Next Steps:**

- SWB landing page for both haulers and residents
- Educational resources for residents



Green Communities Feasibility

- **Timeline**

- Application due: May 22, 2025
 - ARC approval: November
 - Public announcement: January 2026

- **New Leaf or Bronze**

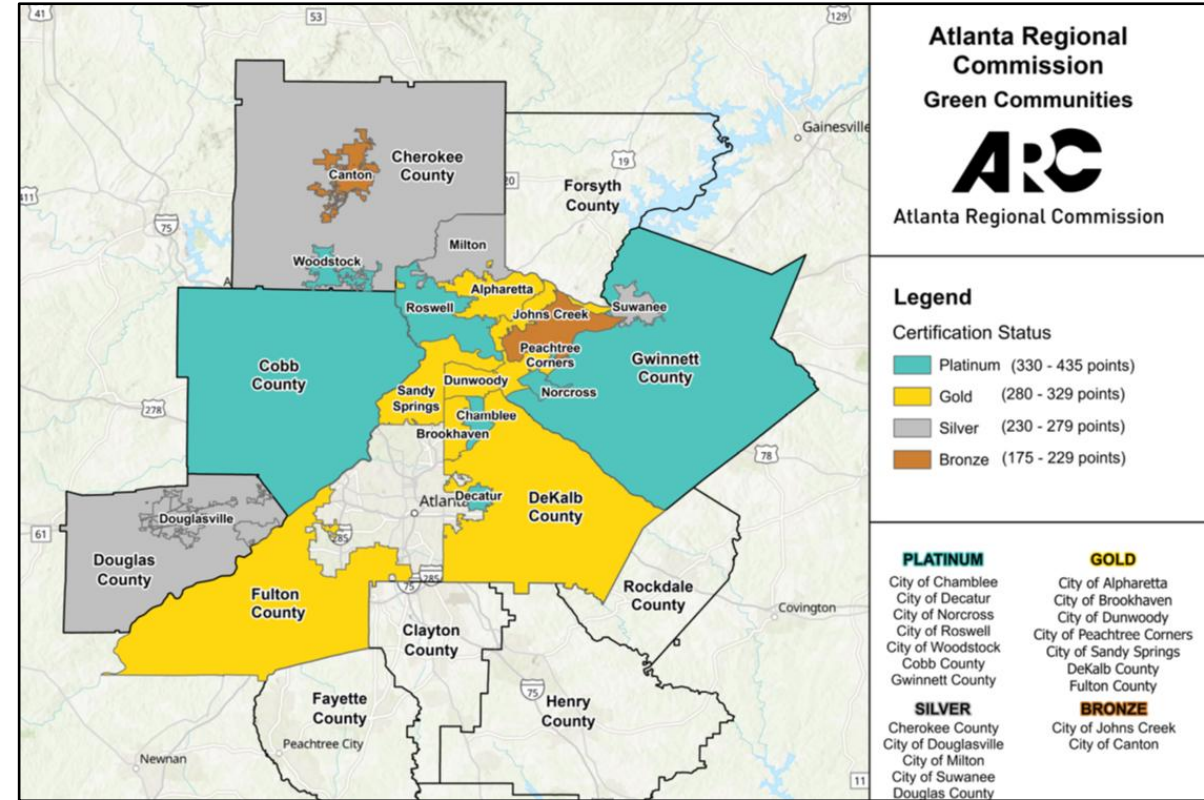
- Could increase every 2 years, recertification every 4 years

- **Projects**

- Internal (Government) or External (Community)
- 10 Categories
 - Green Buildings, Energy Efficiency, Green Power, Water Use Reduction, Trees & Greenspace, Transportation & Air Quality, Recycling & Waste Reduction, Land Use, Education, Innovation
- Focus Areas
 - Infrastructure
 - Policies & Ordinances
 - Education & Programming

- **Terms**

- Building improvements and certifications must be government owned buildings
- ARC requires various documentation for all projects and site visits when needed
- Educational projects must “live” somewhere (SWB landing page & in-person pamphlets)



Bronze	175 - 229 Points
Silver	230 - 279 Points
Gold	280 - 329 Points
Platinum	330 - 490 Points



Green Communities Feasibility

- 200 points available for application this May
 - Realistic + Possible
 - 175 needed for Bronze

Education & Programming

Employee education

Community member education

Youth engagement program

Infrastructure

Alternative fuel station

Composting program

Ordinances & Policies (Green Resolution)

LEED certified new building

Energy Star certified new building

Energy Star renovated building

Lights Out/Power Down government electronics

No-idling of government vehicles

EV readiness

Green fleet purchasing

Energy Star purchasing

Environmentally preferable purchasing

Recycling paper purchasing

Curbside recycling

Commercial recycling

Community yard waste

2-years  **255**

Possible  **95**

Realistic  **105**



Green Communities Feasibility

- 200 points available for application this May
 - Realistic + Possible
 - 175 needed for Bronze

Education & Programming

Community garden partnership
Community farmers market
Community glass recycling
Community non-traditional recycling
Community HHW

Infrastructure

Government traditional recycling
Government non-traditional recycling
Government Greyfield building
Government infill development

Ordinances & Policies (Green Resolution)

Green building incentives
Green housing incentives
Energy code compliance
Outdoor lighting efficiency
Employee commute options

2-years  **255**

Possible  **95**

Realistic  **105**



Green Communities Feasibility

- **Next Steps**

- Establish a Green Team
 - CommDev, Code, HR, Council
- Draft Green Resolution
 - Ordinances to Council
 - Policies to City Manager and HR
- Project Infrastructure
 - Government recycling bins
 - Recycling events/drop-offs
 - Educational material



SWB Spring & Summer Programming

- **Green Communities - Events Needed by May**
 - Electronics Recycling drop-off
 - HHW event
 - **Green Communities - Programs Needed by May**
 - Farmers Market
 - Community Garden partnership
 - Composting Pilot Project
 - Youth Engagement
 - **Green Communities - Infrastructure Needed by May**
 - Glass recycling drop-off
 - Government buildings recycling bins/contractor
- **Other Programs and Certifications**
- Community Wildlife Habitat
 - Birds Georgia Habitat Stewardship Program
 - Tree City USA
 - Earth Day – April 22



Questions?

- **SWB Personnel Update**

- Georgia Recycling Coalition (GRC) Board of Directors
- Membership activated for the Solid Waste Association of North America (SWANA) - Georgia Chapter

Keep Mableton Clean

The City of Mableton is committed to providing reliable & sustainable services for residents and businesses.



Emily Groth

Sustainability, Waste, and Beautification Director

emily.groth@mableton.gov

470-413-6327





**City of Mableton Planning Conference
February 20-23, 2025**

CITY CLERK REPORT

Susan Hiott, MBA, MMC, GRMP



The Beginning – Remember When

- **May 11, 2023 – First Meeting of Mayor and Council**
- **June 2023 – First GMA Annual Conference – Only few attended due to financial constraints (GMA didn't charge us for months.)**
- **July 14 – 17 – GMA Training (Open Meetings, Open Records, ARC, DCA, Franchise fees, etc.**
- **September 14-16, 2023 – GMA Retreat - Vision, Mission Learned about GMA's benefits, retirement plans and services**
- **March 2024 – Doubletree Windy Ridge Pkwy – Budget \$5000 – Started P& Z Process, Code Enforcement Plans, Solid Waste Models, Mayor led in explanation about the Comp Plan**
- **May 23, 2024 – P&Z 101 – with Planning Commission at GMA office**
- **October 26-27, 2024 – Mableton Planning Conference at YMCA, Atlanta**
- **February 20-23, 2025 – Planning Conference at Lanier Islands with staff**



Clerk's Role in the new City of Mableton Start-Up

- **Paycom – With Mayor Owens, trained and conducted first payroll – October 2023**
- **GIRMA – Georgia Interlocal Risk Management – Property and Casualty and Professional Liability Insurance (5-1-2023 to 5-1-2024 and upcoming renewal for 5-1-25 to 5-1-26)**
- **Workers Compensation – December 2023 Application and Resolution for Implementation**
- **Worked with GMA, Mayor Owens and Council to secure Life, Health, Short-term Disability, resolution approved for percentages of what the city pays and what the employees pay – no interest from other insurance companies**
- **Worked with Mayor and Council and secured Defined Benefit Plan with GMEBS – 2% Multiplier**
- **Overseeing that all ordinances are recorded - contracted with Civic Plus Municode**
- **Oversee that qualifying fees were set, an elections ordinance was in place, and working with City Attorney and Cobb Board of Elections for Elections contract**
- **Filing officer for Campaign Contribution Reports, and other election reporting**
- **Agenda Management Civic Plus Select software in place**
- **Open Records software – Just FOIA – Go live March 24, 2025**



Clerk's Role Currently – Next Steps

- **Overseeing codification of adopted ordinances – process is one year**
- **Let go of responsibilities of HR, payroll, workers compensation**
- **Still Defined Benefit Retirement Plan Secretary**
- **Still monitor GIRMA Property and Casualty Insurance**
- **HR will work with GIRMA for Employee matters**
- **Obtain Records Management Content Management Software**
- **Hire a Deputy City Clerk**
- **Continue agenda management, record keeping processes, minutes, ordinances, resolutions, contracts, and other clerk duties**
- **Continue as filing officer for elected officials and candidates for all reporting**
- **Act as Open Records Officer for the City of Mableton (this will increase as Planning and Zoning and Code Enforcement are up and running.)**



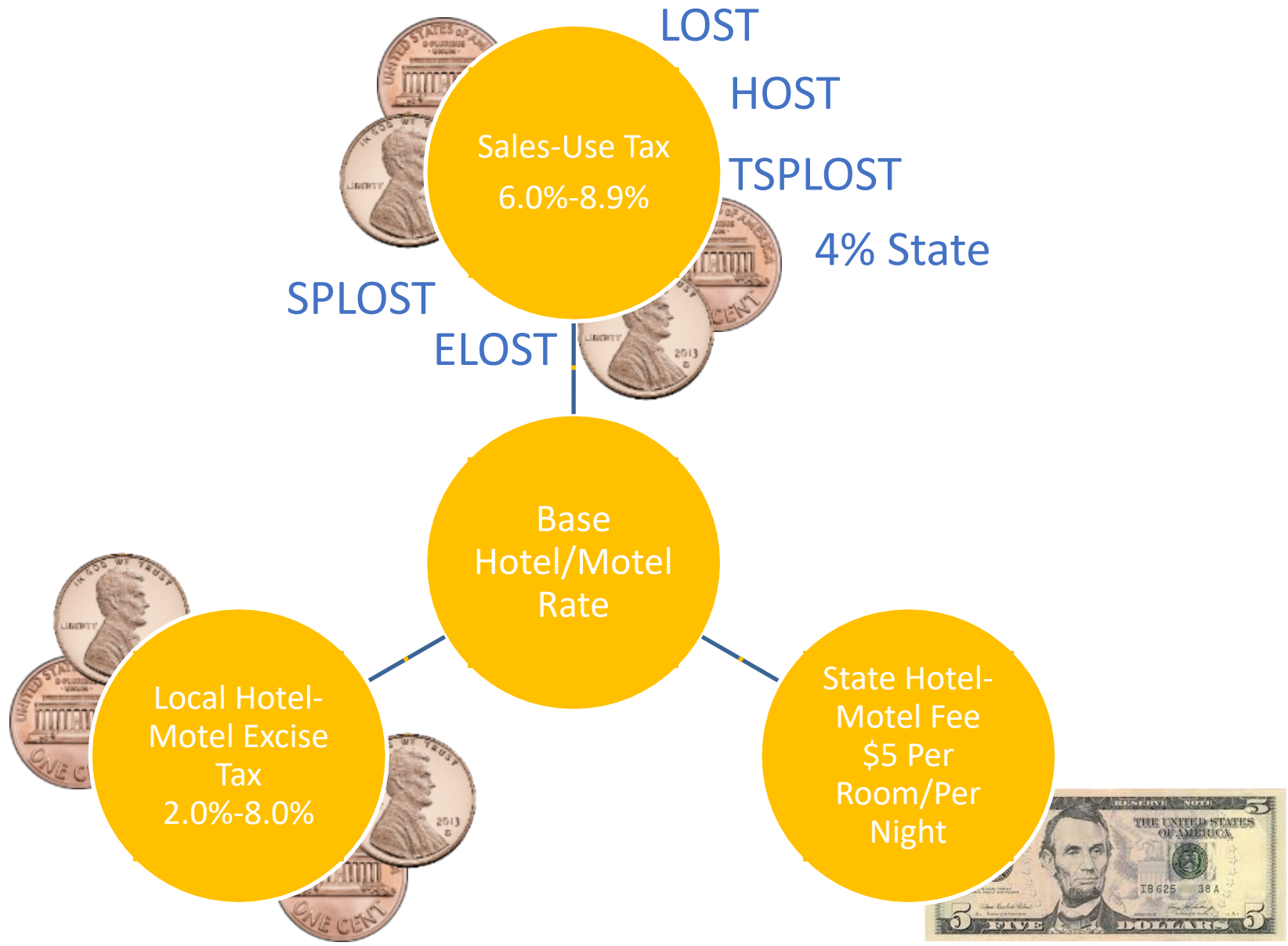
KENNESAW STATE
UNIVERSITY

Georgia's Hotel-Motel Excise Tax for Local Governments – Mableton Planning Retreat

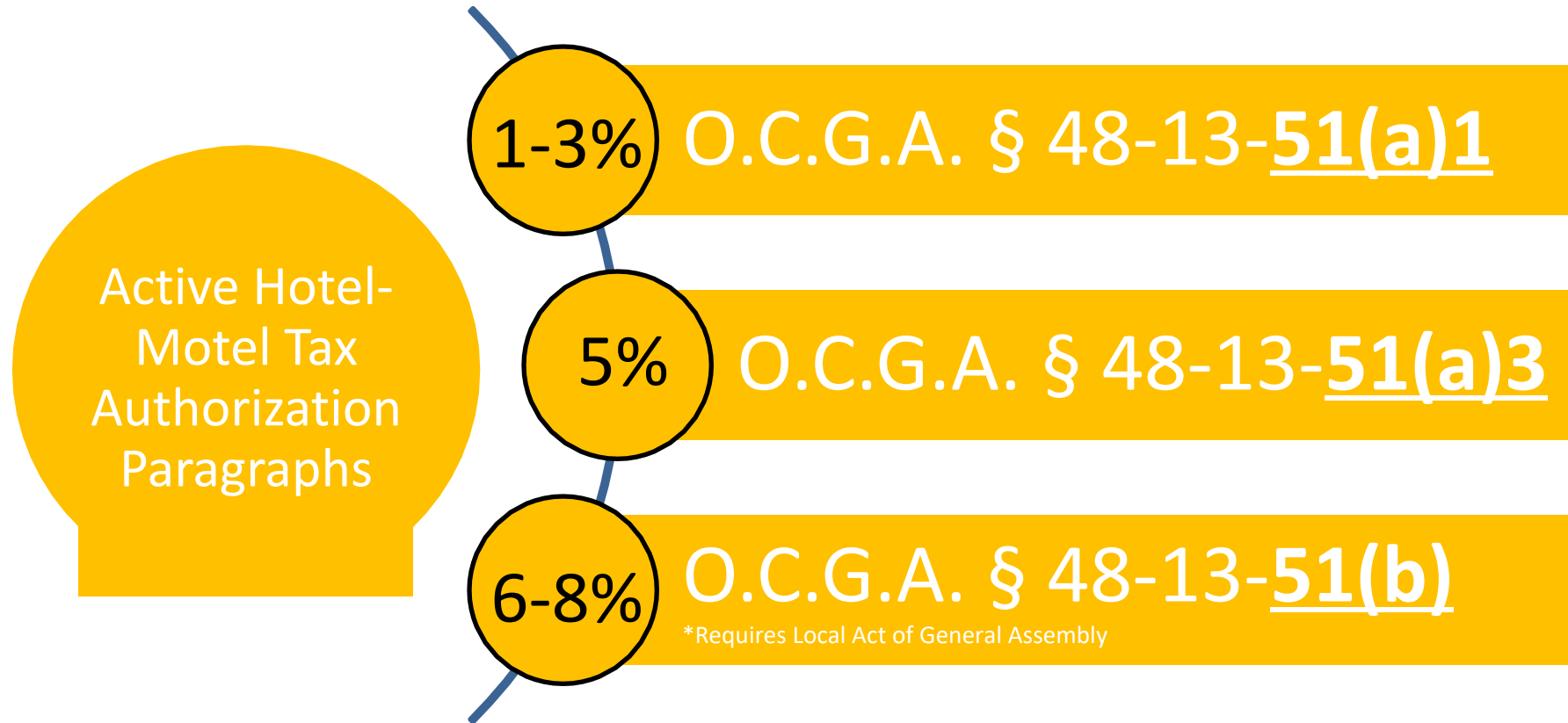
Dr. Tyler Reinagel

**Associate Vice President for
Economic Development**

February 2025



Current Authorization Paragraphs



Hotel-Motel Tax Law addressed in OCGA Title 48, Chapter 13, Article 3 (Ch. 13 Paragraphs 50-56)

“Grandfathered” Authorizations

- 46 of the 281 jurisdictions with a HMT are “grandfathered” in one of 17 now-retired authorization paragraphs in OCGA 48-13-51(a)
 - Tax ordinances that were in use prior to the 2008 code change remained as-is.
 - Rates range from 2%-8% and have different and unique restrictions on spending
 - If your jurisdiction is one of these, be in touch with DCA for specific information about your restricted spending, and your city/county attorney for legal direction

Defining the Restrictions: Purpose

Promotion of Tourism, Conventions, and Trade Shows (TCT)

“Planning, conducting, or participating in programs of information and publicity designed to attract or advertise tourism, conventions, or trade shows.”

O.C.G.A. § 48-13-50.2

- Depending on the authorization paragraph, a percentage of revenue goes toward restricted spending
- Always a **percentage**, not a fixed amount
- Expended by the Destination Marketing Organization (DMO)

Defining the Restrictions: Recipient

Destination Marketing Organization (DMO)

“A private sector non-profit organization or other private entity which is exempt...under Section 501(c)(6) of the IRS Code of 1986”

O.C.G.A. § 48-13-50.2

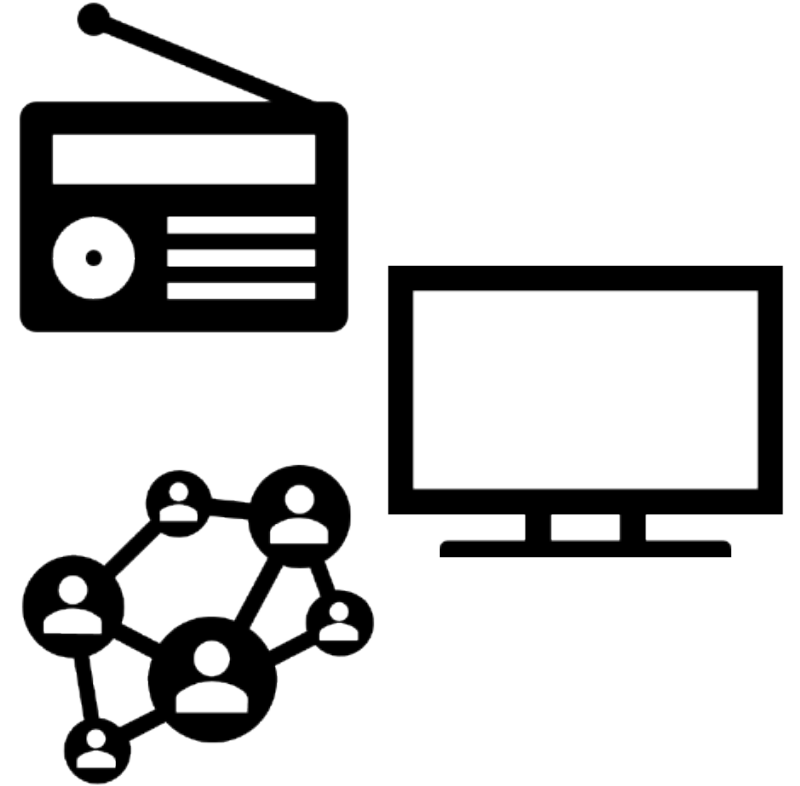
- Primary responsibilities are to “encourage travelers to visit their destinations, encourage meetings and expositions in the area, and provide visitor assistance and support as needed.”
- Can be a Chamber of Commerce, CVB, Regional Travel Association, or other private group, *so long as it is a tax-exempt 501(c)(6)*
- Also, any recreation Authority or CVB created by General Assembly or the State, a Department of State Government, or State Authority

What about DDAs and Main Street?

	DDAs, Tourism Authorities, and other Local Authorities	Main Street
Organization	Local Authority created by General Statute, Local Law, or Local Constitutional Amendment	Department within local government, or Stand-alone non-profit organization, or Component of Chamber of Commerce Flexibility from DCA ODD
Structure and Restrictions	As defined by OCGA 36-42	If City department, defined by Mayor/Council; If non-profit/Chamber component, as defined by bylaws
Relationship with City	“Creature” of city government	If department, part of city government; if non-profit/Chamber, contractual relationship with city
Hotel-Motel Tax Revenue	No. Local Authorities in Georgia are inherently <i>public</i> entities and not eligible.	It depends. If the <i>Main Street</i> program is a city department, it is a public entity and <i>not</i> eligible. If the <i>Main Street</i> program is a stand-alone 501(c)6 non-profit, it is eligible.

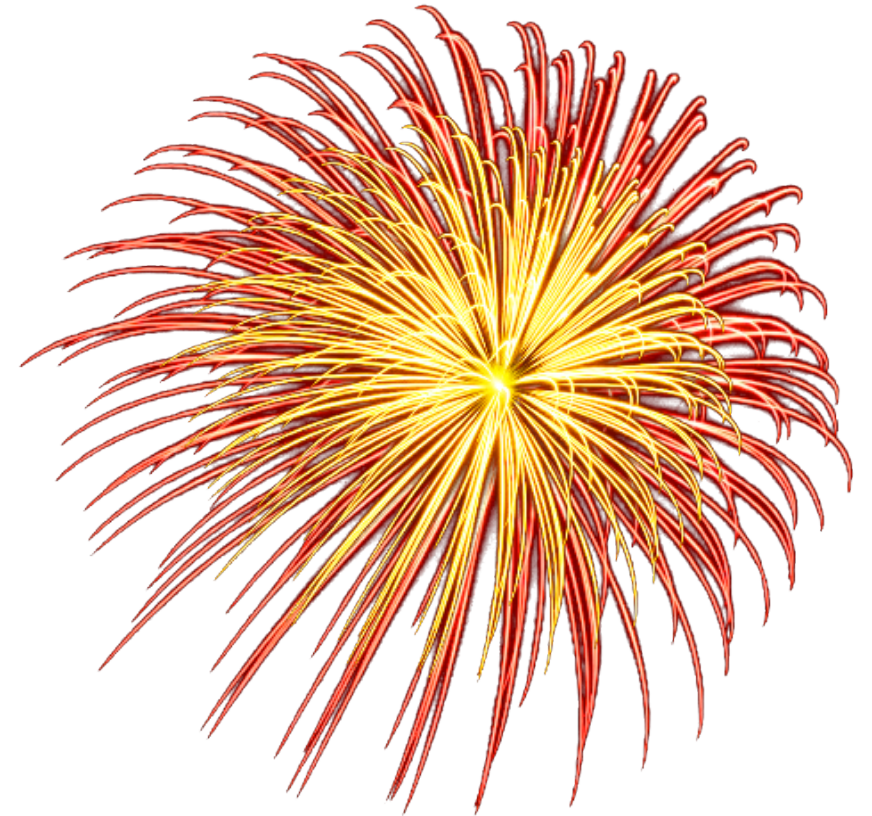
How can our DMO use TCT Restricted Funds?

- Generally...
 - Community-wide tourism advertising
 - Social media and internet marketing campaigns
 - Radio and Television Commercials
 - Soliciting convention or trade show contracts
 - Supporting/operating a convention facility
 - Only in certain situations and under certain authorization paragraphs, consult attorney
- *Always* be sure to consult with city/county/consolidated government attorney



How can't our DMO use TCT Restricted Funds?

- A clear example of an inappropriate use of TCT restricted funds...
 - Fireworks
 - Not “programs of information and publicity” or an advertisement for an event
 - They *are* the event
 - Other examples may include paying musical artists for concerts, performers for events, stage/sound equipment or other instances in which they *are* the event
- *Always* be sure to consult with city/consolidated government attorney



Defining the Restrictions: Purpose

Tourism Product Development (TPD)

“Creation or expansion of physical attractions which are available and open to the public and which improve destination appeal to visitors, support visitors' experience, and are used by visitors. Such expenditures *may include capital costs and operating expenses.*”

O.C.G.A. § 48-13-50.2

- Depending on the authorization paragraph, a percentage of revenue goes toward restricted spending
- Always a **percentage**, not a fixed amount
- Project should be identified as TPD in jurisdiction's annual budget
- Must involve physical renovation of existing tourism facility, or construction of a new one
- Only applicable to jurisdictions with a 6%, 7%, or 8% tax under 51(b)
- Expended by the Local Government or other entity

What qualifies as TPD?

Information Centers
Zoos
Permanent Carnivals
Hunting Preserves
RV/Trailer/Camper Sites
Auto Racetracks
Wayfinding Signs
Sports Stadium
Performing Arts Facilities
Campsites
Fishing Preserves
Exhibit Hall
Parks and Trails
Amusement Parks
Arenas
Meeting/Convention Facility
Sightseeing Planes and Helicopters
Drag Strips
Museums
Aquariums
Golf Courses
Sightseeing Boats

What qualifies as TPD?

And other “creation or expansion of physical attractions which are available and open to the public and which improve destination appeal to visitors, support visitors’ experience, and are used by visitors.”

HB 1337 (2024) - City of Mableton

24

LC 47 2829/AP

House Bill 1337 (AS PASSED HOUSE AND SENATE)

By: Representatives Cummings of the 39th, Stoner of the 40th, Campbell of the 35th, Adesanya of the 43rd, and Anulewicz of the 42nd

A BILL TO BE ENTITLED
AN ACT

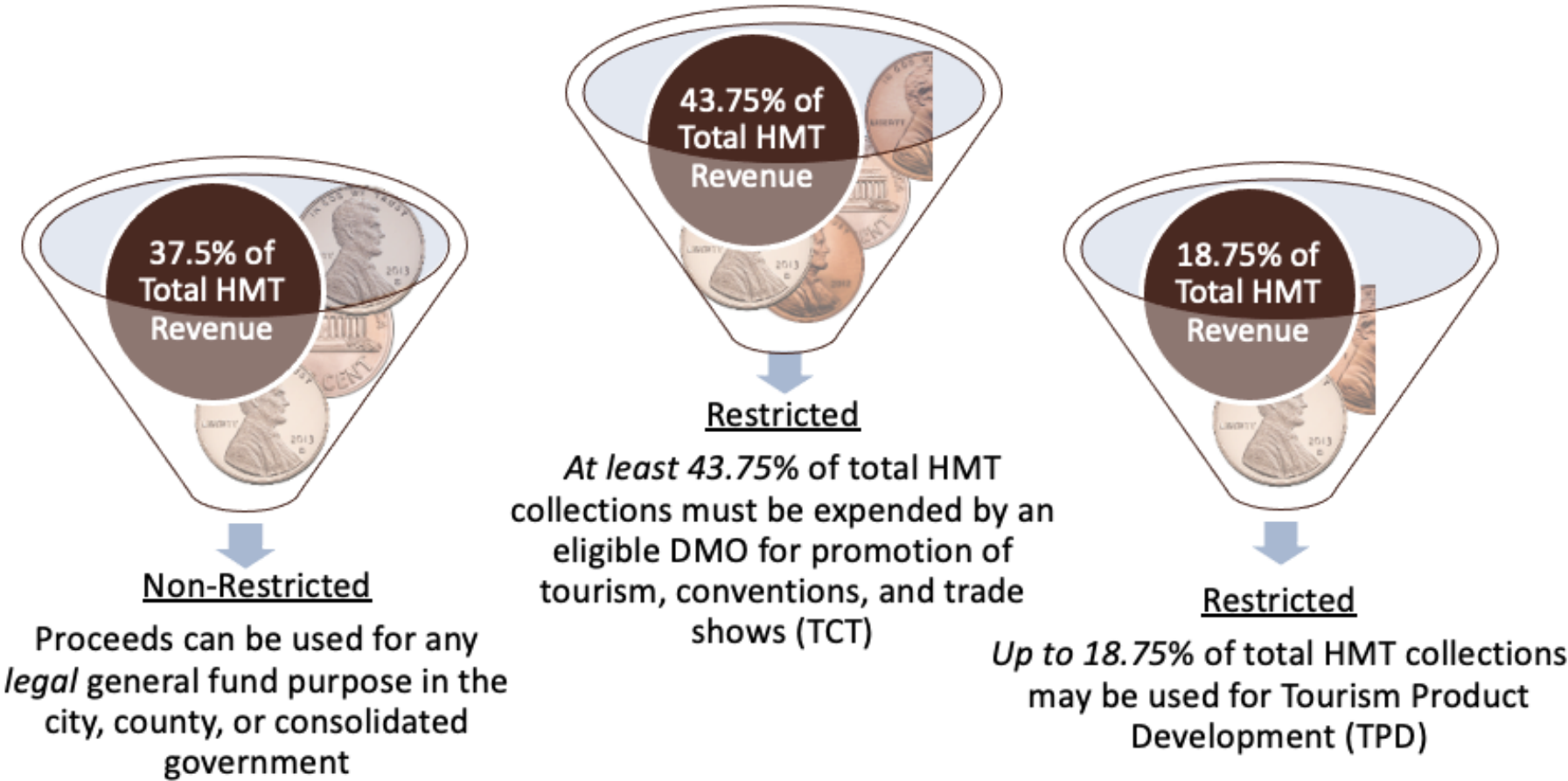
1 To authorize the governing authority of the City of Mableton to levy an excise tax pursuant
2 to subsection (b) of Code Section 48-13-51 of the O.C.G.A.; to provide procedures,
3 conditions, and limitations; to provide for related matters; to repeal conflicting laws; and for
4 other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION 1.

6
7 Pursuant to the authority of subsection (b) of Code Section 48-13-51 of the O.C.G.A., the
8 governing authority of the City of Mableton is authorized to levy an excise tax at a rate not
9 to exceed 8 percent of the charge for the furnishing for value to the public of any room or

O.C.G.A. § 48-13-51(b) – 8%



Current Issues: Timing of Spending

- OCGA 48-13-51 directs that restricted funds be expended during the fiscal year in which they are collected
- Required percentage of restricted spending expended by DMO (for TCT dollars) and appropriate TPD spending (or debt service on eligible project(s) should be reported in annual PCIS to DCA

“In addition to the amounts required to be expended under division (i) of this subparagraph, a county or municipality levying a tax pursuant to this paragraph shall further expend (in each fiscal year during which the tax is collected under this paragraph) an amount equal to...”

Underline for emphasis

Current Issues: \$ v. %

- Restricted spending is *always* a percentage of total HMT collections, *never* a flat dollar amount
- Take a look at the contract/MOU between the local government (the taxing authority) and the DMO
 - Get away from discussions and agreements of fixed dollar amounts, if you haven't already
- A flat dollar amount will be a varying percentage of total collections from year-to-year
 - STVR-rooted growth as a result of HB317 in HMT could exacerbate
- Some years may be above the minimum percentage for TCT/TPD, some years may be below
 - Treacherous territory for LG in maintaining compliance with statutory requirements

(3) “Notwithstanding the provisions of paragraph (1) of this subsection, a county (within the territorial limits of the special district located within the county) or municipality may levy a tax under this Code section at a rate of 5 percent. A county or municipality levying a tax pursuant to this paragraph **shall expend (in each fiscal year during which the tax is collected under this paragraph (3))...**”

OCGA 48-13-51(a)(3)

Current Issues: STVR/HB317

- HB317 went into effect July 1, 2021
- This requires “marketplace facilitators” – AirBnB, VRBO, HomeAway, and other short-term vacation rental (STVR) web platforms - to collect and remit both the *local* Hotel-Motel Excise Tax and the *state* \$5 Transportation Fee that had been collected in traditional hotels/lodging establishments
- For most jurisdictions, this will result in newfound HMT revenue in the coming weeks/months
- For some jurisdictions who had been collecting the HMT from property owners, mechanisms will change

Current Issues: STVR/HB317

- HMT funds are remitted directly to the local government
 - Differs from LOST, SPLOST, TSPLOST, etc. which are remitted to DOR for distribution
 - Sales/Use Tax already being collected statewide on STVR
- Distinct Roles for State and Local Governments
 - State has *no hand* in the collection of local HMT – relationship is between the local government and STVR platform
 - Local governments have *no hand* in the collection of the Sales/Use Tax or \$5 Fee

Current Issues: HB317 “Front End” Regulation

- HB317 only affects the “back end” taxation of STVR properties
- No impact on “front end” regulation of STVR properties
 - Limiting number of STVR in area/jurisdiction
 - Requiring annual registration/licensing for properties used as STVR
 - Neighbor/HOA Notification
 - Insurance Requirements
 - Homestead Exemption Documentation
 - Licensing/Registration Fees

CODE OF ORDINANCES SAVANNAH, GEORGIA

DIVISION II

PART 8- PLANNING AND REGULATION OF DEVELOPMENT^[1]

CHAPTER 11. - SHORT-TERM VACATION RENTALS^[18]

Contents:

Sec. 8-11010. - Intent; purpose.

Sec. 8-11011. - Definitions; general provisions.

Sec. 8-11012. - Short-term vacation rental certificate.

Sec. 8-11013. - Application for short-term vacation rental certificate.

Sec. 8-11014. - Short-term vacation rental agent.

Sec. 8-11015. - Grant or denial of application.

Sec. 8-11016. - Short-term vacation rental units.

Sec. 8-11017. - Short-term vacation regulation procedure.

Sec. 8-11018. - Taxes.

Footnotes:

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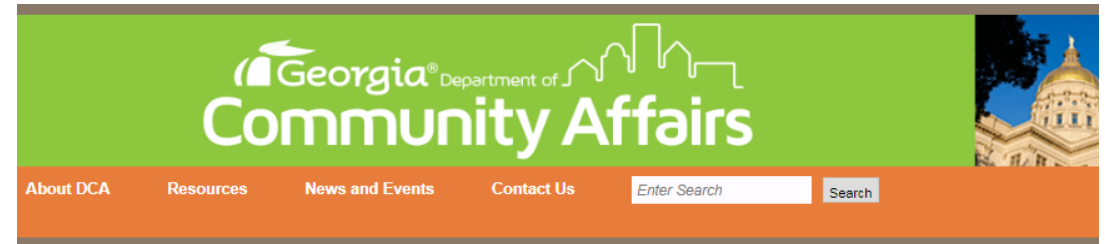
Editor's note— [Ord. of 8-3-2017\(2\)](#), adopted August 3, 2017, set out provisions intended for use as §§ 8-10011, 8-10013, 8-10015 and 8-10017. To preserve the existing style of this Code, and at the editor's discretion, these provisions have been included as §§ 8-11011, 8-11013, 8-11015, 8-11017; additionally, §§ 8-10010, 8-10012, 8-10014, and 8-10016 have been redesignated as 8-11010, 8-11012, 8-11014, and 8-11016. [Ord. of 11-10-2014\(2\)](#), adopted November 10, 2014, set out provisions intended for use as §§ 8-10009—8-10017. To preserve the existing style of this Code, and at the editor's discretion, these provisions have been included as §§ 8-10010—8-10018.

Building a Healthy Local Government-DMO Relationship

- If your community collects a tax of 5% or more, you have restricted TCT dollars
- These funds are required to be expended by an eligible DMO – most commonly a Chamber, CVB, or other 501(c)(6) non-profit
- Even though they may not spend the money directly, the local government remains the taxing authority, and is responsible for ensuring appropriate usage by their contracted DMO
- Build and maintain a healthy relationship
 - Discuss priorities and expectations prior to the beginning of the fiscal year
 - Develop a contract or MOU
 - Make sure the contracted amount is specified as a percent of total HMT collections – restrictions are *never* flat dollar amounts

Annual Reporting to DCA

- Within six (6) months of the end of the fiscal year, each jurisdiction imposing a HMT is responsible for completing an *online* Hotel Motel Tax Report with DCA
- This uses the same login as DCA's other web based reports
- Remember restricted spending is *percentage* based, regardless of authorization paragraph, not a fixed dollar amount
- Specific questions regarding reporting should be directed to DCA.Research@dca.ga.gov



Hotel-Motel Tax Report System
City of Tybee Island (2025004)

Main Menu - 2016

You can log out after completing any section (with exception of the Certification section) and return at a later time to complete or modify the other sections. **Please note that if you do not save each report section, you will not be able to "Submit" the responses of the Certification page.** Also in Section IV, you must provide a working email address to receive a confirmation email that DCA has received your report responses.

All of the sections must be completed before the report can be submitted

<input checked="" type="checkbox"/>	Form I	Tax Authorization Verification
<input checked="" type="checkbox"/>	Form II	Tax Revenues and Expenditures
<input checked="" type="checkbox"/>	Form III	Project Contractor Information Schedule (PCIS Form)
<input checked="" type="checkbox"/>	Form IV	Certification

PCIS – Accounting for Restricted Spending

- Maintain open communication with your Chamber, CVB, or other 501(c)(6) (DMO) receiving restricted HMT funds
- Have an established mutual agreement on how *restricted* HMT funds will be expended
- Additional funds can go to the DMO, but PCIS form to DCA focuses *only on restricted* funds
- Have contracting entity (DMO) complete TCT PCIS and submit to local government for review and upload to HMT Report

Hotel-Motel Excise Tax Restricted Spending
Project-Contractor Information Schedule (PCIS)

To submit, save as .DOC (Microsoft Word) or .PDF (Adobe) file and provide to your local government point of contact

Reporting of Promotion of Tourism, Conventions & Trade Shows (TCT) Restricted Spending
To be completed by local DMO and returned to local government official completing annual HMT report

Part I: Local Government Information

Local Government (Using Self): Choose an item Report to Homeowner (Use as a 501(c)(6) DMO) Choose an item

Information not available: Choose an item Information not used Choose an item

Part II: DMO/Contractor Entity Information

DMO/Contractor Name:

Executive Director Name:

Preparer Name: Preparer Title:

Preparer Email Address: Preparer Telephone Number:

DMO/Contractor Entity is a (Select One):

501(c)(6) Non-Profit Organization

State Authority (not local authority, such as a DCA, Tourism Authority, etc.)

Agency/Department of State Government

City/County or Local Act of General Assembly

Other (Please describe):

Part III: Restricted Spending - TCT (Promotional - Advertising)

Event, Site, or Activity Promoted as Monthly, Bi-monthly, or Other	Description of Promotional Activity	Amount Expended (\$1,000)
<input type="text"/> <input type="button" value="Click or tap here to enter text"/>	Trade media marketing via Facebook and Instagram, radio air, website, newspaper, etc. (includes any internet TV)	<input type="text"/> <input type="button" value="Click or tap here to enter text"/>
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Questions and Discussion

Tyler Reinagel, Ph.D. MPA
Tyler.Reinagel@Kennesaw.edu



Mayor's Report

Mayor's Office and Initiatives

2/23/2025



Office of the Mayor

Innovation Tech AI: To lead Mableton with transparency, integrity, and dedication, ensuring effective governance and enhancing the quality of life for all residents.

Sustainability:

Education: To be a beacon of effective governance and community engagement, fostering a vibrant, inclusive, and prosperous city.

Housing:

Key Responsibilities

- **Official Spokesperson:** Presides over City Council meetings, represents Mableton, and manages public communications.
- **Policy Advocacy:** Advocates for city policies, aligns communications with the Mayor's agenda, and engages with stakeholders.
- **Ceremonial Duties:** Issues proclamations, honorary citizenships, and ceremonial documents; oversees city events and Sister Cities Program.

Organizational Structure

- **Mayor:** Leads city governance and policy direction.
- **Chief of Staff:** Manages daily operations and interdepartmental coordination.
- **Public Relations Specialist:** Handles media relations and public messaging.
- **Administrative Assistant:** Provides operational and administrative support.

Conclusion & Next Steps

- Onboarding a Chief of Staff
 - Hiring an Administrative Assistant
 - Launch the Office of the Mayor
-
- The Mayor's Office plays a vital role in governance and community engagement.
 - Ongoing collaboration with City Council, staff, and residents is essential.



Initiatives

Mayor's Fellows Program

Executive Summary

The Mayor's Leadership Fellows Program is a paid initiative providing young professionals with hands-on experience in local government. In partnership with CobbWorks, Inc., the program offers 4 fellows opportunities in community engagement, communications, media, and administration.

Fellowship Calendar: January 13 – December 19, 2025

Program Weeks: 49 weeks (52 weeks - 3 vacation weeks)

Weekly Hours: 14 hours/week

Key Partners:

Program Goals

- **Empower Future Leaders:** Provide hands-on experience in city government.
- **Support City Operations:** Enhance city projects through fellow contributions.
- **Enhance Workforce Development:** Strengthen collaboration with CobbWorks, Inc.
- **Contribute to Mableton's Growth:** Align with the city's strategic vision.

Roles for Fellows

- **Community Relations & Engagement:** Assist with events, outreach, and relationship-building.
- **Public Relations & Communications:** Manage social media, draft press releases, and monitor media.
- **Policy Research & Support:** Conduct research, prepare reports, and propose policy solutions.
- **Committee & Event Assistance:** Provide logistical support and coordination.



MABLETON

VISITOR & TOURSIM
AUTHORITY



MABLETON
VOLUNTEER
CORPS

The logo features the text "EV2035" in a large, bold, dark blue font. Above the "E" is a green sprout with two leaves. Above the "5" is a green outline of an electric car with a lightning bolt in the center and minus/plus signs on the front. Below "EV2035" is the word "MABLETON" in a smaller, dark blue, sans-serif font.

EV2035
MABLETON



Reimagine **HOUSING**



Mableton Day at the Capital