CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
May 28, 2025 at 6:30 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

CITY COUNCIL REGULAR MEETING MINUTES

1. CALL TO ORDER

Mayor Owens called the meeting to order at 6:49 pm and welcomed everyone. He acknowledged the robust agenda and emphasized the need to be mindful of time spent on each item.

2. ROLL CALL

City Clerk Hiott called the roll. Mayor Owens and Council were present. A quorum was established.

3. INVOCATION

Councilmember Davis led the Invocation.

4. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Jeffcoat led the Pledge of Allegiance alongside the Army veterans in attendance.

5. APPROVAL OF AGENDA

Mayor Owens introduced the item and acknowledged the requested modifications to the agenda.

Motion was made by Councilmember Oladapo to approve the agenda except deferring item 12(d) An Ordinance Creating Article 5, Subdivisions, under Chapter 8, Buildings and Construction, of the City of Mableton Code of Ordinance to the next meeting and moving item 12(f) to item (a) under New Business. Mayor Pro Tem Jeffcoat seconded. The motion passed unanimously.

6. PUBLIC HEARINGS

a. Special Land Use Permit - 2025-001 - Swarms Football Club, LLC - 3598 Marathon Circle (Tax parcel 19086200020) - (Consideration and Approval Vote after Public Hearing) - Community Development Director Michael Hughes

Mayor Owens and Community Development Director Michael Hughes introduced Planning and Zoning Manager Christopher Wheeler who provided background. Mr. Wheeler reported the applicant was seeking a Special Land Use Permit (SLUP) to redevelop the property at 3598 Marathon Circle into a specialized soccer facility. The applicant proposes the construction of two soccer playing fields, one of which will include a 3,500-seat stadium. There will be approximately 1,210 parking spaces. The site is currently zoned Heavy Industrial. The application was heard by the Planning Commission (on May 6th) and the Planning Commission recommended approval with specific conditions.

Mayor Owens opened the public hearing. Kevin Moore, attorney of Moore Ingram Johnson & Steele and representative for the applicant, Swarm Football Club LLC, provided additional information about the application. He described the location as located south of Marathon Circle and the East West Connector. He referenced the white tank farms for Marathon Oil and Colonial Pipleline noting the tract was located at the rear. He showed the proposed soccer stadium rendering on the screens. The property is currently undeveloped but is used for soccer fields with limited facilities. The application is redeveloping the site for a professional-level, high-quality soccer stadium and will be the home of two soccer clubs. There will be a 3500-seat soccer stadium. Tramore Park is approximate to the location which has been home to many soccer leagues. The site, being in an area where soccer is played, will be synergy for the high quality soccer field and stadium. There will be a large plaza area for visitors. There is adequate parking. All parking is within walking distance, located on the west side of the East West Connector. There was a thorough review and traffic study analysis. The study was accepted by the County's DOT and had some recommendations that the applicant agreed to. He continued to present information about the application. Marathon and Colonial Pipeline support the development. The development brings tremendous opportunity for retail and community involvement. There will be a halo effect, becoming a destination for the community and outside the community.

He referenced the staff report and the conditions (located within the agenda packet). He stated he was in agreement to all of the conditions. He asked that the conditions be included in the approval. All concerns have been addressed and are contained in the conditions. He asked for approval of Special Land Use and Conditions.

Mayor Owens acknowledged there were additional attendees representing the applicant. Mr. Moore named the attendees of Swarm Soccer Club that were present: Simeon Davies and Esmael Hill.

Mayor Owens asked if there was anyone else who would like to speak for or against the application. There was none.

Councilmember Herndon asked about the difference between how his club would be run vs other clubs such as Mud Creek so constituents would understand their accessibility to the facility. Mr. Davie explained Southern Soccer owned the land and there were 5,000 players in the membership that would have access to the stadium. The pro teams would play 12 games a year, but the community would have access to the facility since there was artificial turf. He gave an additional explanation of the access to the facilities.

Councilmember Ferguson confirmed there was artificial turf and asked about the timeline. Mr. Moore stated the intent was to start immediately and have soccer events in

2027.

Councilmember Auch asked about the operating hours to be addressed and noted the confirmation was to be in the conditions. Mr. Moore suggested Monday - Thursday 9am - 4 pm and events Thursday - Sunday to 10 pm.

Questions and discussion continued.
Councilmember Ferguson asked about the marketing of the facility.
Councilmember Herndon asked if restaurants and retail would be located at the facility. Mr. Moore stated Phase II would allow for restaurants and retail.
Councilmember Herndon asked about how traffic would be affected. Mr. Moore stated there would be dedicated turn lanes that come into Marathon Circle from East West. There will be sufficient lanes to get traffic in and out.
Mayor Owens asked about the hydrology study. Mr. Moore stated there was a preliminary report in response to Cobb County Stormwater comments. The full hydrology report will come after the application is approved and during permitting. That was in the conditions.
Mayor Owens affirmed the stormwater concerns had been addressed.

Mayor Owens asked if the applicant had discussed the application with the City's Economic Development Director.   Mr. Moore stated not yet, but the applicant would be interested in discussions, especially in Phase II. There are some additional opportunities on the East-West Connector.

Mayor Owens asked if the agreements were in place for the parking and Mr. Moore provided additional explanation about the parking agreements.

Councilmember Auch asked how long the SLUP lasted. Mr. Moore stated it was like a rezoning and that the SLUP goes with the property. It is an entitlement to a permit for the property for specific use for specific conditions.

Councilmember Ferguson asked if it was recognized in the Comprehensive Plan.
Councilmember Auch stated that it was part of staff's approval and recommendations.

A member of the audience asked who would be financing the project. Sheila Edwards asked for additional information about the traffic and the parking across the street to make sure there were not any safety problems.

Mayor Owens asked if there were any additional speakers. There were none. Mr. Moore stated Swarm Football Club will be utilizing private sources of equity funding. It is not a publicly funded development. All the parking is located on the west side of the East-West Connector Side. There are no crossings for pedestrians. All parking is adjacent to the stadium. One of the recommendations was one of the conditions to have coordination with DOT and the County on event-specific planning.

Councilmember Ferguson asked if Swarm would be advertising the field. He explained he was thinking about economic development.

Mayor Owens closed the public hearing. He asked for the motion.

Councilmember Herndon moved to approve the SLUP 2025-001 - Swarms Football Club, LLC application with staff and Planning Commission recommendations, and to include the time of operations to be daily Monday-Sunday 8 am to 10 pm. Councilmember Ferguson seconded the motion. The motion passed unanimously.

(For the Record - City Clerk confirmation from Staff and Planning and Zoning)
Staff Recommendations1. Submission and approval of a detailed site plan, including parking, access, landscaping, and lighting approved by Community Development Director
2. Compliance with all applicable city codes and standards for recreational facilities in industrial zones.
3. Hours of operation to be established and approved by Mayor and Council.
4. All lighting to be shielded and directed away from adjacent properties.
5. Adequate screening and buffers to be provided per county standards.
6. Cobb County Fire Department recommendations and conditions
7. Cobb County Water/Sewer Department recommendations and conditions
8. Cobb County Stormwater recommendations and conditions

Planning Commission Recommendations
1. Prior to issuance of land disturbance permit the developer will submit a recycling plan to be approved the City of Mableton Sustainability, Waste and Beautification Department.
2. The applicant will submit a formal share parking agreement for off-site parking between the Swarm Football Club and property owner related to tax parcels 19084000010, 19086300020 and 19084000020
3. Submittal of Hydrology Study to Cobb County Stormwater Division for approval.
4. Should the Swarm Football Club or future users of the subject property cease to use the offsite parking, the occupancy of the stadium will be reduced proportionately.
Hours of operation as approved: Monday - Sunday 8am -10 pm

b. Second Read and Public Hearing - An Ordinance Creating Article 4, Outdoor Lighting Standards ("Night Sky Ordinance"), under Chapter 10, Planning and Zoning, of the City of Mableton Code of Ordinances - (Consideration and Approval Vote after Public Hearing) - City Attorney Emilia Walker-Ashby and Sustainability, Waste, and Beautification Director Emily Groth

Mayor Owens announced the item and recognized Director Emily Groth who provided background. The first read was on April 23, 2025. Mayor Owens asked if there were any changes since the first read. There was none.

Mayor Owens opened the public hearing. He asked if there were any speakers in favor of the ordinance. There was none. Mayor Owens asked if there were any comments against the ordinance. There was none. Mayor Owens closed the public hearing.

Motion made by Councilmember Oladapo to approve the Ordinance creating Article 4, Outdoor Lighting Standards ("Night Sky Ordinance"), under Chapter 10, Planning and Zoning of the City of Mableton Code of Ordinances. Councilmember Davis seconded the motion. The motion was approved unanimously.

c. Second Read and Public Hearing - An Ordinance Updating Chapter 10, Planning and Zoning, Article 3, Review and Decision-Making Bodies of the City of Mableton Code of Ordinances - (Consideration and Approval Vote after Public

Hearing) - Community Development Director Michael Hughes

Mayor Owens announced the item and recognized Community Development Director Michael Hughes, and he recognized Planning and Zoning Manager Christopher Wheeler. Mr. Wheeler explained that the only thing that changed was that the Planning Commission may postpone making a recommendation to the city council for up to 100 days to align with calendar. (Section 10.3.1 d 2) and (2) that any Planning Commission member planning on relocating outside the City or their appointed district, shall notify the city clerk and their appointing council member in advance of their relocation.

Mayor Owens opened the public hearing. He asked if anyone was for the ordinance. There was none. Mayor Owens asked if anyone was against the ordinance. There was none. Mayor Owens closed the public hearing.

Motion made by Councilmember Jeffcoat to approve the ordinance, an Ordinance Updating Chapter 10, Planning and Zoning, Article 3, Review and Decision-Making Bodies of the City of Mableton Code of Ordinances. Councilmember Oladapo seconded. The motion was approved unanimously.

d. Public Hearing to submit Cobb County Comprehensive Plan - Community Development Director Michael Hughes

Mayor Owens recognized Community Development Director Michael Hughes. Mr. Hughes explained that the public hearing was an interim step required prior to submitting the plan to the Atlanta Regional Commission (ARC) for review. The Cobb County Comprehensive Plan (as relates to Mableton) will be used while the The City of Mableton Comprehensive Plan 2045 is still under development. A Comprehensive Plan is required for the City of Mableton to become a qualified municipal government in order to be eligible for various financial incentives and grants from the Department of Community Affairs (DCA) and other agencies.

Mayor Owens opened the public hearing. He asked if anyone would like to speak in favor of the Comprehensive Plan being sent to the ARC. There was none. He asked if there was anyone against the Comprehensive Plan being sent to ARC. There was none. Mayor Owens closed the public hearing.

Mayor Owens confirmed there was no vote. Mr. Hughes explained there was no vote at that time. He would send the plan to the Atlanta Regional Commission (ARC). The ARC will review the plan within 30 days. Once completed, the Mayor and Council will consider a resolution for adoption of the plan.

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

a. Cobb County Public Libraries/South Cobb Region - Jo Lahmon and Nakisha McNeal

South Cobb Regional Manager Jo Lahmon and Librarian Nakisha McNeal shared information and provided updates about upcoming programs and initiatives hosted by the Cobb County Public Library this summer. Item reports included the summer food program, summer reading program, ongoing hygiene products drive, zoo pass update, and vision to learn mobile eye clinics. Ms.McNeal named the many free services provided by the library.

b. FY 2026 Proposed Budget Presentation - City Manager William Tanks and Finance Director Karen Ellis

Mayor Owens announced the item and recognized City Manager Bill Tanks and Finance Director Karen Ellis. City Manager Tanks stated the obligation and goal was to adopt a formal budget. He commended Ms. Ellis and her team for working diligently to making sure the City hit that target. At the last meeting, the Council discussed budget priorities taken from the planning conference and reiterated what was important to the Council. Those items mentioned were taken back to staff and discussed to make sure the budget met the goals of the Council. Staff is taking a fiscally conservative approach to budgeting, mainly overstating expenses and understating revenues to make sure the City of Mableton has a sound financial future. He asked Director Ellis to provide more details. Finance Director Ellis had a presentation that is available in the agenda packet record.

Highlights of the proposed FY2026 Budget presentation by Director Ellis included:

- Outline of the budget calendar was given. The First Public Hearing is June 11th and Second Public Hearing and Budget Adoption is June 25.
- There is a conservative approach and the City is being fiscally responsible.
- City Council priorities include fiscal soundness, community enggement, green initiatives, managed growth, technology and innovation, and responsible development.
- FY 2026 Operating Assumptions - Total $4,500,000 (available in the agenda packet)
- FY 2026 Capital Assumptions - $1,400,000 (available in the agenda packet)
- Operating Budget General Fund Revenues - including 2025 projected, 2025 budget, 2026 budget (available in the agenda packet)
- The City does not levy property tax. The property taxes are motor vehicle taxes.
- General Fund expenses approved FY2025 vs Proposed FY 2026
- The City had an audit. The Fund Balance was $4.8 million which is wonderful.
- When adding in revenues and subtracting expenditures, the fund balance is up to $7.5 million.
- Most cities have a rainy day fund, and have money in the bank to keep the city working - 25% recommended.
- Mableton was using 33%. The money over and above, and will use one time to fund additional services, to continue as a new city with new initiatives which make the budget balanced.
- Class and Pay Position Summary - decreased two code enforcement officers and reduced seasonal employees to 10.
- Tree and Beautification Fund was explained. The seed money is proposed at $160,000. Examples of programs were stated.
- Hotel Motel Fund Budget Special Revenue Fund - FY 2026 $375,000 projected.
- Capital Projects Fund Budget, a new budget, a one-time transfer from Fund Balance was used. This account rolls over year to year. Revenues are projected to be $1,400,000.

Summary of Expenditures by Fund - Proposed FY 2026

- General Fund - $16,026,093

- Tree Fund -$160,000
- Hotel/Motel Tax Fund - $375,000
- Capital Projects Fund - (a multi-year fund - rolls over year to year) - $1,400,000
- Total All Funds - $17,961,093

Questions followed. Councilmember Auch asked for an additional explanation of the Housing Initiative Fund. Mr. Tanks explained that at the previous planning conference, the Mayor had asked for some funds available for grant seed money for grant matching. The City has contracted with a grant writer, and having a fund helps position the City to have the opportunity to progress with the assisted housing in the community. Councilmember Oladapo asked if funds could be used to educate people about homeownership and workshops. Mayor Owens explained he wanted an affordable housing fund so that the City could set aside a portion of the Fund Balance. If affordable housing was important to the City, there should be funds in the City's budget. He asked that part of the Fund Balance be set aside to explore avenues and opportunities for affordable housing. It was not specified what the funds would be for in a specific manner, but the goal was to start setting aside funds. He asked that part of the Fund Balance be set aside for the City to explore opportunities and avenues. The ultimate goal would be to expand the program and have a fund and a commission in charge of stewardship of the fund. A lot of grants are matching grants, so the effort was to get the fund into the budget.

Councilmember Jeffcoat asked about slide 8, if staff could change the property tax to show it was a vehicle tax only. Director Ellis stated she could put the clarification in parentheses (TATV) to be clear. Mr. Tanks provided an additional explanation. In general, the audit goes by the book and lists all categories as property tax. It definitely is not property taxes. The general public may not know the term. It is definitely not taxed against the properties of residents. Mayor Owens added that the ad valorem vehicle tax is taxed by the State Revenue and goes back to the County and then dispersed to the City.

Councilmember Auch asked if the Beautification Fund at the sum of $180,000 was for Keep Mableton Beautiful or for other beautification projects. Finance Director Ellis explained the fund was for whatever the Council approved. Councilmember Auch asked about the Environmental Management fees within the funding bucket. Sustainability, Waste, and Beautification Director Groth explained that later in the evening the Council will consider approval of the Tree Preservation Ordinance. The Tree Preservation Ordinance outlines expenditures and revenues that are agreeable to the establishment of the fund. It is worded generally.

Ms, Groth read a portion of the ordinance:
11.2.21 - Tree Preservation and Beautification Fund
(3) Tree preservation and beautification funds may be expended for: a. The purchase, planting and maintenance of trees on city property; b. Community beautification efforts are conducted by the City to enhance and improve the citywide viewsheds, ... and c. Any other actions of the City that relate to and/or aid tree preservation. The details come out when ready to spend funds. Within the general budget of the General Fund under the Waste and Sustainability Department, the City can enhance funding for household waste events, and things similar.

Councilmember Auch referenced the planning conference discussions, and asked what funding bucket the city limit signs for Mableton would come from. City Manager Tanks explained there were gateway, more decorative signs and there are general city limit signs. The gateway signage is perceivable to come out of the 18% portion of the hotel - motel tax. The general city limit signs would come out of the General Fund.

Director Ellis stated the budget was presented to the Council and was available on the City's website and through the City Clerk's Office. The budget is available through paper or digital.

8. APPOINTMENTS

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

Ms.Denny Wilson addressed Cobb County's request for $9.5 million from Mableton for police and DOT services, noting the County's overall budgets—$103 million for police and $26 million for DOT. With Mableton representing 10% of the County and paying 8.46 mills, she questioned the handling of budget overages and the $31 million in surplus property tax. She called for a line-item budget by commission district to be shared with Mableton residents, despite the County claiming that data is unavailable. Wilson urged the Mayor and Council to remain firm in opposing double taxation.

Mr.Orville Owens requested that the City install a traffic deterrent on Floyd Rd to address concerns about serious accidents, heavy traffic and illegal passing. He challenged the Mayor and Council to consider making that area safer.

Ms. Shelia Edwards questioned whether the City is fulfilling its promises of inclusion, engagement, and opportunity. She expressed concerns about a lack of community involvement in decision-making and urged City leaders to bridge the gap, welcome resident voices, and actively practice democracy.

Mr. Sam Culbreth, Chairman of the Austell Community Task Force, shared the organization's purpose and mission. He noted that meetings are held on the first Monday of each month at 7 pm, with a virtual option available, and encouraged everyone to get involved and reach out.

Mayor Owens expressed gratitude for the comments, highlighted the value of speaking up, and assured that the Mayor and Council are listening.

10. CONSENT AGENDA

Mayor Owens named all the meeting minutes to be approved.
Motion was made by Councilmember Oladapo and seconded by Councilmember Herndon to approve the Consent Agenda. The motion passed.

a. Approval of April 23, 2025 Work Session Minutes

b. Approval of April 23, 2025 Regular Meeting Minutes

c. Approval of May 12, 2025 Work Session Minutes

d. Approval of May 12, 2025, Regular Meeting Minutes

11. UNFINISHED BUSINESS

12. NEW BUSINESS

a. Second Read - An Ordinance Creating Chapter 14, Animal Control, of the City of Mableton Code of Ordinances - City Attorney Emilia Walker-Ashby

Mayor Owens announced the item and recognized City Attorney Walker-Ashby who reported there were no changes since the first read. This is one of the ordinances the County has requested to be adopted as quickly as possible or bring any significant modifications because they would be implementing animal control pursuant to the Service Delivery Strategy.

Motion was made by Councilmember Ferguson and seconded by Councilmember Herndon to approve the Ordinance Creating Chapter 14, Animal Control, of the City of Mableton Code of Ordinances.

Councilmember Davis inquired about the exception to farm animals. He read a portion of the ordinance. Discussion ensued. Mayor Owens opined the ordinance references Cobb County's Ordinance and the City is to rely on Cobb's overall ordinance for farm animals.

The motion passed unanimously.

b. Second Read - An Ordinance Updating Chapter 11, Environment and Natural Resources, of the City of Mableton Code of Ordinances - City Attorney Emilia Walker-Ashby

Mayor Owens announced the item and recognized City Attorney Walker-Ashby. Attorney Walker-Ashby explained this was similar to the prior ordinance on the agenda, one of an itemized listing of ordinances, where the City has requested the City to adopt an ordinance similar to the County at least while they are participating in environmental and natural resources matters. The City may divert in the future, but for now, while working with the County, this ordinance should be in place. She recommended approval of the ordinance.

Motion was made by Councilmember Ferguson and seconded by Councilmember Herndon to approve the Ordinance Updating Chapter 11, Environment and Natural Resources, of the City of Mableton Code of Ordinances. The motion passed unanimously.

c. Second Read - An Ordinance Creating a new Article 2, Tree Preservation and Beautification, under Chapter 11, Environment and Natural Resources, Including Tree Preservation & Replacement Standards Exhibit of Mableton Code of Ordinances - City Attorney Emilia Walker-Ashby and Sustainability, Waste, and Beautification Director Emily Groth

Mayor Owens announced item and recognized Sustainability, Waste and Beautification Director Groth who provided background. The first read was in April. There have been no changes since the first read. It establishes the expenditures and revenues for the Tree Fund previously discussed and adopts the tree preservation and replacement standards from Cobb County which the Community Development Department will utilize during plan review.

Mayor Owens asked for any questions or discussion. There was none.

Motion was made by Councilmember Oladapo and seconded by Councilmember Auch to approve the Ordinance Creating New Article 2, Tree Preservation and Beautification under Chapter 11, Environment and Natural Resources, Including Tree Preservation & Replacement Standards Exhibit of Mableton Code of Ordinances. The motion passed unanimously.

d. Second Read - An Ordinance Creating Article 5, Subdivisions, under Chapter 8, Buildings and Construction, of the City of Mableton Code of Ordinances - City Attorney Emilia Walker-Ashby

This item was deferred during the Agenda Approval Item 5.

e. Consideration and Approval of a Resolution Creating a Six Flags Area Special Service District for the Provisions of Local Government Services - City Attorney Emilia Walker-Ashby

Mayor Owens announced the item and noted this was discussed earlier. He asked for a motion.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Davis to approve the Resolution Creating a Six Flags Area Special Service District for the Provisions of Local Government Services.

Discussion ensued. City Attorney referenced the email sent to the Mayor and Council about an hour ago that included her tract changes. She explained why she deleted the millage number was because a series of mileage hearings would occur. She converted the exhibit attachments.

Mayor Owens pointed out there was not a date or timeline for the mileage rate. Attorney Walker-Ashby explained that the language was consistent with general law. The Finance Department can do this mileage timeline fluently. Councilmember Oladapo clarified that the SSD was a continuation of the County's SSD. Mayor Owens explained the millage rate was the same. The parcel numbers and lots could have changed. The information is the Tax Assessor's most recent identification of the current district. The County is currently assessing this, and the City is taking over this assessment. The County collection stops on June 1st and the City takes over.

Councilmember Oladapo referenced Section 4, item c #1, 3rd item on the list, relocation assistance. She asked if it was for residents or for relocating properties in the SSD area. City Attorney Walker-Ashby provided a legal explanation.

Councilmember Ferguson asked about the landscaping maintenance and signage repair. Mr. Tanks stated that landscaping would be managed by the Mableton Development Authority. Attorney Walker-Ashby stated she had struck out the landscaping. She said she felt it was a limitation that the City may not want to allocate $60,000 a year for ten years.

Mr. Tanks stated the contract for landscaping comes under the Mableton Development Authority. They know who provides the services. The City does account for transfers to other government agencies. Previously, $100,000 was given to the Mableton Development

Authority. Because this fund is coming from Six Flags District, and under new management, the City may have to cover under the General Fund.

Attorney Walker-Ashby continued to review the proposed changes in the resolution. The effective date is June 1, 2025. Cobb County adopted a resolution affirming they were discontinuing their SSD June 1st. As another adjustment, she took out wording that collection should commence August 15, 2025. There must be a millage hearing. She added the clause that the district should remain in effect unless Council repeals or otherwise modifies the district. She requested approval and adoption of the item.

Mayor Owens noted when looking through the South Cobb Implementation Strategy, the information stated relating to "relocation", that the context of "relocation" is infrastructure related.

Mayor Owens asked if there were any more discussions. There was none.

The **motion** passed unanimously.

f. Consideration and Approval of City of Mableton and Cobb Travel & Tourism, Inc. Destination Marketing Services Agreement - City Attorney Emilia Walker-Ashby

This item was moved to first item under New Business as Item 12a.

Mayor Owens announced the item and recognized Attorney Walker-Ashby who requested the motion to authorize the Mayor to finalize and execute the City of Mableton and Cobb Travel & Tourism, Inc. Destination Marketing Service Agreement.

Motion made by Councilmember Oladapo to authorize the Mayor to finalize and execute the City of Mableton and Cobb Travel & Tourism, Inc. Destination Marketing Service Agreement. The motion was seconded by Councilmember Jeffcoat.

Councilmember Ferguson asked about the timeline for execution. Attorney Walker-Ashby indicated ASAP to work out that week, but expeditiously and promptly.

The **motion** was approved unanimously.

13. OTHER BUSINESS/DISCUSSION

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks requested the Council enter into Executive Session for real estate, personnel and litigation. He congratulated the City and Council for its first fully processed zoning matter from start to finish and thanked the Finance Department for their Budget Adoption efforts. Lastly, he acknowledged the Council's accomplishments in the absence of a transition team, commending them for a job well done.

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

No comments.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember Davis congratulated Deputy City Clerk Alison Benson on her one-year anniversary with the City. He acknowledged Memorial Day, expressing gratitude to all who have served, as well as to the families of those who have served, thanking them for their service and sacrifice. He extended kudos to everyone who has contributed thus far to the progression of the City.

Councilmember Oladapo thanked everyone for attending. She acknowledged Memorial Day, recognizing her younger brother who served in the Navy, along with all others who have served. She emphasized the importance of remembering those who gave their lives and honoring their memory. She also celebrated and congratulated all Mableton graduates. Additionally, she highlighted the upcoming Mableton two-year anniversary events taking place this week. Lastly, she noted that Keep Cobb Beautiful will be hosting a one-mile clean-up on June 14th and encouraged everyone to come out.

Mayor Pro Tem Jeffcoat expressed appreciation to those in attendance. She recognized Memorial Day and honored the sacrifices of those who have given their lives in service to the country, including individuals that she has known personally over her 30-year military career. She shared an update on the recent Service Delivery Strategies meeting with the County, assuring residents that the City of Mableton was strongly represented. She emphasized the importance of transparency in these discussions, noting that the outcomes directly affect City operations, the allocation of tax dollars, and the overall quality of life for residents. Mayor Pro Tem Jeffcoat also congratulated all Mableton graduates and highlighted a local summer reading program, providing full details to encourage participation. She invited the community to celebrate the City's second anniversary and support the upcoming events. Finally, she shared her recent acceptance into the 2025–2026 Leadership Cobb Program and expressed gratitude to those who supported her along the way.

Councilmember Ferguson shared details about his upcoming walking event to support men's mental health. He invited men to join him for a one-hour walk to talk, connect, and support one another. He emphasized ending the silence around mental health struggles. He also welcomed additional ideas for supporting mental health and encouraged attendees to share them with him. Lastly, he noted that he is pleased with the efforts of the Mayor, Council, staff and supporters for the City's Service Delivery negotiations with the County.

Councilmember Herndon acknowledged the online viewers and thanked everyone for attending.

Mayor Owens honored Memorial Day, reflecting on his family's military background and reminding residents of the holiday's significance, especially for veterans. He hopes to have the City's Veteran Affairs Commission established by next year to better honor the fallen. He congratulated teachers, staff, and students at the end of the school year and recognized Dr. Denise Magee, Principal of Betty Gray Middle School, on her retirement after over 20 years of service. He also celebrated Betty Gray's STEM certification and highlighted the end-of-year achievements of students at Pebblebrook and South Cobb High Schools. Mayor Owens emphasized Mableton's second anniversary (Birthday), inviting residents to come out and attend the scheduled events, highlighting the Sunday celebrations to be hosted by some local churches. He thanked the City Council for their work during the ongoing SDS challenge and announced plans for a town hall to engage the community on the issue. He urged residents to stay involved and speak out. Lastly, he emphasized that public safety remains a top priority of the Mayor and Council.

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

Motion was made by Councilmember Ferguson and seconded by Mayor Pro Tem Jeffcoat to go into Executive Session for real estate, personnel, litigation and exemptions. Yeas: Owens, Davis, Oladapo, Jeffcoat, Auch, Ferguson and Herndon (9:18 pm)

Mayor Owens expressed appreciation to those in attendance and extended wishes for safe travels.

Motion to close Executive Session by Councilmember Auch and seconded by Councilmember Oladapo. The motion passed unanimously. (12:47 pm)

Motion to approve the Resolution of the City of Mableton Authorizing Service Delivery Strategy and Related Intergovernmental Agreements with Cobb County and Cobb County cities. Mayor Owens seconded the motion.

City Attorney Emilia Walker-Ashby reviewed the resolution with the Council. Councilmember Ferguson, Councilmember Jeffcoat, Councilmember Herndon, and Councilmember Auch expressed their concerns about the Service Delivery Strategy agreement being a one-year term and other concerns about the previous statements in the Feasibility Study and the County's lack of numbers.

Motion failed 4-3. **Yeas:** Davis, Owens, Jeffcoat **Nays:** Oladapo, Auch, Ferguson, and Herndon

18. ADJOURNMENT

Motion to adjourn made by Councilmember Oladapo and seconded by Councilmember Davis. The meeting adjourned at 1:12 am.

Dr. Michael Owens, Mayor	Susan Hiott, City Clerk