



CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
June 11, 2025 at 5:00 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

TOWN HALL MEETING

1. AGENDA ITEMS AND DISCUSSION

a.

- **Updates and Information about Service Delivery Strategy (SDS) Agreements with Cobb County**
- **Information about Special Service District (SSD)**
- **Questions from Residents**

2. CLOSING ANNOUNCEMENTS AND/OR COMMENTS FROM MAYOR AND COUNCIL

3. ADJOURNMENT

Persons with special needs relating to handicapped accessibility, disability, or foreign language may contact the City Clerk at (404) 927-9502 or susan.hiott@mableton.gov at least three days prior to the meeting. The clerk can be located at the City of Mableton Offices, Riverside EpiCenter, 135 Riverside Pkwy, Austell, Georgia 30168 during regular office hours.



AGENDA ITEM MEMORANDUM

MEETING OF: June 11, 2025

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE:

- Updates and Information about Service Delivery Strategy (SDS) Agreements with Cobb County
- Information about Special Service District (SSD)
- Questions from Residents

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. SDS Townhall Presentation

CITY OF MABLETON

Service Delivery Strategy Town Hall

June 11, 2025



AGENDA

- ☐ What services must Mableton provide?
- ☐ What is Service Delivery Strategy (SDS)?
- ☐ Why have a service delivery strategy?
- ☐ What did Mableton and Cobb County agree to?
- ☐ Payment for police services
- ☐ About Special Service Districts (SSDs)
- ☐ Stormwater services
- ☐ What happens next?
- ☐ Public Engagement: Questions, Answers, & Comments



What Services Must Mableton Provide?

- Minimum of three to meet the requirements to maintain our municipal status.
- Per section 1.12 of our charter, Mableton possess all the powers of any other full fledge city. Therefore, the City is responsible for providing all services it wants to provide either via intergovernmental agreements, contracts with private companies, or by providing the service ourselves.
- Our charter does not limit Mableton to the city-lite model.
- Our charter lists 41 examples of powers/services – the SDS lays out the structure of how the services we plan to provide will be provided.

What is a Service Delivery Strategy?

- A Service Delivery Strategy (SDS) is a document detailing how cities and counties will provide public services. It outlines which entities (city or county) provide which services, where they are provided, and how they are funded.
- The purpose of SDS is to minimize double taxation, resolve disputes, and promote intergovernmental cooperation.
- Newly incorporated cities are exempt from SDS for up to the end of the two-year transition period. Mableton's transition period ended June 01, 2025.
- SDS typically occurs once every 10 years



Why Have a Service Delivery Strategy?

- It's required by law:
 - Service Delivery Act, O.C.G.A. § 36-70-20 et seq. ("SDS"), requires all city and county governments to develop and maintain an efficient and responsive local government service delivery system and to memorialize such arrangement in the form of a comprehensive intergovernmental agreement (the "SDS Agreement")



What did Cobb and Mableton Agree to?



The agreement is a short-term agreement for 1 year. (The agreement expires absolutely on May 31, 2026.)



Mableton will pay \$9.5 million for police and road and street maintenance services at the same level as before incorporation.



The agreement states that the \$9.5 million shall be used by the County to fund police services only.

Payment for Police Services

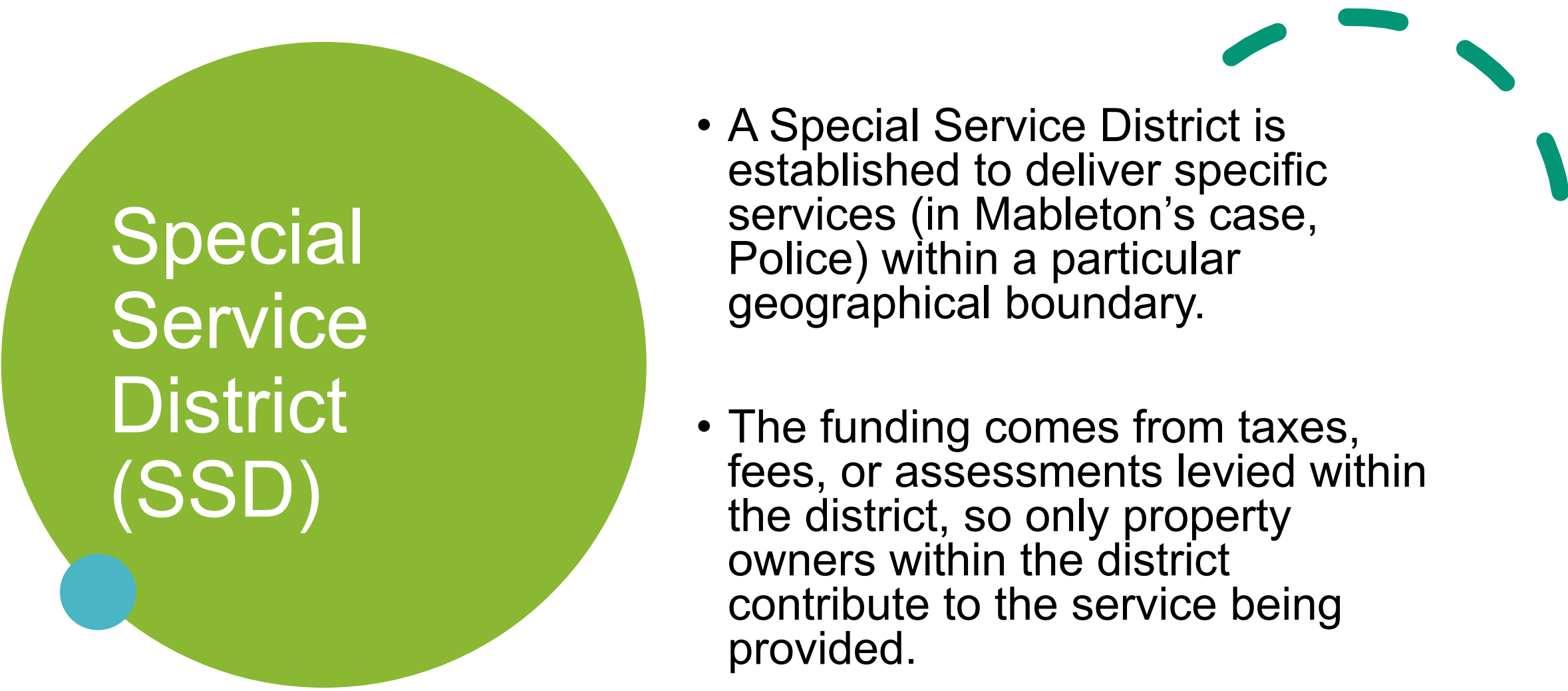
- A payment of \$3,000,000.00 toward the Compensation shall be made by the City to the County on or before May 31, 2026.

This is anticipated to be paid directly through the City's general fund without having to take out a tax anticipation note (TAN).

- The rest of the \$9.5 million owed (\$6,500,000) shall occur upon the collection by the City of any police special district tax proceeds in 2026, or by December 31, 2026 (whichever one is soonest).

This portion will have to be paid via an additional revenue stream. It is proposed that the City of Mableton will institute a special service district to pay this portion, and to fund police services going forward regardless of whether Cobb provides police, or the City establishes its own police department.





Special Service District (SSD)

- A Special Service District is established to deliver specific services (in Mableton's case, Police) within a particular geographical boundary.
- The funding comes from taxes, fees, or assessments levied within the district, so only property owners within the district contribute to the service being provided.

Example of SSD: Cobb Fire Fund

- An example of a SSD exists on your County property tax bill: the Cobb County Fire Fund. The SSD has its own line item, so you know exactly how much is assessed and goes towards the service.
- It has not been determined yet if the City will issue a separate bill to collect for the SSD, or whether an agreement could be made with the County to put the SSD assessment on the County property bill on behalf of the City.
- Unlike a General Fund, SSD's only fund the service it is utilized for.
 - Just like the fire fund is only used to fund fire services, a SSD for police would only be used to fund police services.

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	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value
100% Appraised Value		376,980	376,980	
40% Assessed Value		150,792	150,792	

Reasons for Assessment Notice

Annual assessment notice - no change

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The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable Value	Millage	Estimated Tax
COUNTY GENERAL		83,696	67,096	.008460	567.63
COUNTY BOND			150,792	.000000	.00
COUNTY FIRE			150,792	.002990	450.87
SCHOOL GENERAL		10,000	140,792	.018700	2,632.81
SCHOOL BOND			150,792	.000000	.00
TOTAL COUNTY					3,651.31
MABLETON			150,792	.000000	.00
STATE TOTAL		2,000	148,792	.000000	.00
TOTAL ESTIMATE					3,651.31

Total Estimated Tax

\$3,651.31



Stormwater Services



Stormwater Services

- The term of this IGA is one year, expiring on May 31, 2026, or upon termination of the IGA for CCDOT Services, whichever occurs earlier.
- After the agreement ends on May 31, 2026, stormwater will be the sole responsibility of Mableton.
- At a minimum, any extension of stormwater services beyond the termination date will require the City to accept ownership of the detention ponds.





Stormwater Services

- The services to be provided by the County in the stormwater IGA are:
 - Review and comment on zoning applications
 - Plan review of all permitted land developments
 - Review of stormwater infrastructure before final plat approval
 - Maintenance of certain stormwater infrastructure
 - Required maintenance agreements
 - Municipal Separate Storm Sewer System (MS4) Management Program and Metro District Water Resources Management Plan
 - Changes to ordinances or standards

How will Stormwater Management be Funded?

- Once Mableton is responsible for stormwater, they must have a way to maintain stormwater infrastructure. A public works department can be created or the services contracted.
- Stormwater Services will need to be funded some way. Typically, it is funded via user Fees/Stormwater utility fees.
- ***IF*** Mableton takes over stormwater, customers will pay a reduced water and sewer fee to Cobb County to offset their payment to the City.
- User fees can be either collected on a utility bill (which is how Cobb collects), or via a property bill (which is how cities like Lawrenceville and Smyrna collect).
 - *Many cities in Georgia who assess their fees on a property bill base that fee on the amount of impervious surface on the property.*



What Happens Next?

- The City will conduct a more detailed cost benefit analysis on Law Enforcement Services, Detention ponds vs Stormwater service, and DOT Road Maintenance services.
- This fall the County and City will go back to negotiations to establish a more long-term agreement (9 Years).
 - (Note: The County has stated that our current agreement doesn't set any precedent for any deal going forward.)
- The City will seek to enter into a long-term agreement (9 years) to:
 - Match the SDS agreement cadence with the other cities
 - Have assurance on what the city's financial expenditures will be over the next decade for those services.

Questions, Comments and/or Answers

