

**MINUTES OF SPECIAL CALLED SERVICE DELIVERY STRATEGY
COBB COUNTY BOARD OF COMMISSIONERS
APRIL 14, 2025
9:00 A.M.**

A Special Called Service Delivery Strategy Meeting with the City of Mableton was held on Monday, April 14, at the Switzer Library, 266 Roswell St NE, Marietta, GA 30060. Present and comprising a quorum of the Board were:

Chairwoman Lisa Cupid
Commissioner Keli Gambrill (left the meeting at 3:26 p.m.)
Commissioner JoAnn Birrell
Commissioner Monique Sheffield (left the meeting at 3:39 p.m.)

CALL TO ORDER

Chairwoman Cupid called the meeting to order at 9:13 a.m.

PRESENTATIONS AND DISCUSSION

Chairwoman Cupid, Michael Owens, City of Mableton Mayor, and Commissioner Sheffield provided opening remarks.

Kelly Long, Sr. Associate County Attorney, provided an overview of the Service Delivery Strategy process.

Jessica Guinn, Community Development Agency Director, provided information regarding the current intergovernmental agreements and the proposed land use agreement.

Bill Volckmann, Chief Financial Officer, provided information regarding the Six Flags Special Service District.

Judy Jones, Water System Agency Director, provided information regarding Water, Sewer and Stormwater services.

Drew Raessler, Transportation Agency Director, provided information regarding DOT services.

Recess from 11:00 a.m. - 11:18 a.m.

Sheriff Craig Owens provided information regarding inmate housing.

Lunch Break from 11:40 a.m. - 12:22 a.m.

Debbie Blair, Deputy County Attorney, provided a brief update on services for Fire, E911, Animal Services, and EMA.

Mike Register, Public Safety Agency Director, provided information regarding police services.

Warren Hutmacher, Sumter Local Government Consulting, provided the city of Mableton's presentation.

Discussion ensued regarding Police and DOT Services.

Recess was called at 1:45 p.m. and Chairwoman Cupid, Dr. Jackie McMorris, County Manager, Kelly Long and Debra Blair with the County Attorney's Office, Mayor Owens, William Tanks, Mableton City Manager, Emilia Walker-Ashby, Mableton City Attorney, and staff met separately.

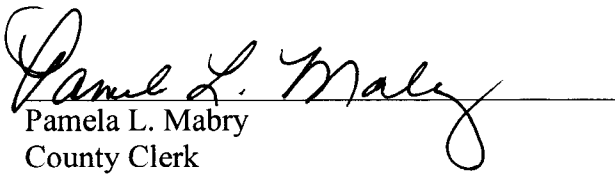
The meeting reconvened at 4:33 p.m.

The County Manager announced staff would meet for continued discussions.

Information presentations is attached and made a part of these minutes.

ADJOURNMENT

The meeting was adjourned at 4:35 p.m.


Pamela L. Mabry
County Clerk
Cobb County Board of Commissioners



**COBB COUNTY AND CITY OF MABLETON
SDS Meeting
April 14, 2025**

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Welcome and Remarks



Chairwoman Lisa Cupid



Mayor Michael Owens



District 4 Commissioner
Monique Sheffield

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Introductions

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SDS 101 Elections Cooperative Purchasing

PRESENTED BY:

DEBBIE BLAIR AND KELLY LONG , COUNTY ATTORNEY'S OFFICE

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Community Development

- Current IGAs: Zoning for Business License, GIS, Plan Review
- Land Use



PRESENTED BY:

JESSICA GUINN, COMMUNITY DEVELOPMENT AGENCY DIRECTOR

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CITY OF MABLETON EXHIBIT "A"

DRAFT

County Future Land Use Recommendation	City Future Land Use Recommendation	Unobjectionable City Zoning District	Minimum – Maximum Allowable Density/Misc. Stipulations
Rural Residential (RR)	Rural Residential	RR, R-80, R-40, PRD	0-1 DUA
Low Density Residential (LDR)	Low Density Residential	RR, R-80, R-40, R-30, R-20, R-15, RSL, OSC	2-3.5 DUA OSC is only appropriate if it is overlaid upon the R-30, R-20, and R-15 zoning districts. RSL- Non Supportive Residential only. Must be located along an arterial or collector roadway (as defined by the Cobb County Major Thoroughfare Plan, as may be amended from time to time).
Medium Density Residential (MDR)	Medium Density Residential	R-20, R-15, R-12, RA-5, RA-4, RD, FST, MHP, SC, PVC, RSL*	3.5-5 DUA *RSL- Non Supportive Housing Units. Must be located along an arterial or collector roadway (as defined by the Cobb County Major Thoroughfare Plan, as may be amended from time to time). Projects developed within a PVC district should occupy a quadrant of an intersection and shall only have ingress and egress from a major or collector street or state highway.
High Density Residential (HDR)	High Density Residential	RA-5, RM-8, RM-12, RM-16, FST, MHP, SC, PVC, UVC, RSL	5-12 DUA; Projects developed within a PVC district should occupy a quadrant of an intersection and shall only have ingress and egress from a major or collector street or state highway.

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CITY OF MABLETON
EXHIBIT "A"

DRAFT

County Future Land Use Recommendation	City Future Land Use Recommendation	Unobjectionable City Zoning District	Minimum – Maximum Allowable Density/Misc. Stipulations
Neighborhood Activity Center (NAC)	Neighborhood Activity Center	SC, LRO, LRC, OS, NRC, PVC, UVC, CRC, RSL*	*RSL-Supportive housing facilities *RSL- Non Supportive housing units. Must be located along an arterial or collector roadway (as defined by the Cobb County Major Thoroughfare Plan, as may be amended from time to time). OS appropriate if located at the intersection of at least an arterial and collector roadway; CRC appropriate if located at the intersection of at least an arterial and collector roadway. Projects developed within a PVC district should occupy a quadrant of an intersection and shall only have ingress and egress from a major or collector street or state highway.
Community Activity Center (CAC)	Community Activity Center	SC, LRO, O&I, OS, CRC, GC, LRC, NRC, PSC, TS, PVC, UVC, NS, RSL*	OS appropriate if located at the intersection of at least an arterial and collector roadway; *RSL-Supportive housing facilities. *RSL- Nonsupportive housing units. Must be located along an arterial or collector roadway (as defined by the Cobb County Major Thoroughfare Plan, as may be amended from time to time).
Regional Activity Center (RAC)		N/A	

CITY OF MABLETON
EXHIBIT "A"

DRAFT

County Future Land Use Recommendation	City Future Land Use Recommendation	Unobjectionable City Zoning District	Minimum – Maximum Allowable Density/Misc. Stipulations
N/A	Mableton Form Based	N/A	City Center
Industrial Compatible (IC)	Industrial Compatible	LI, TS, OS	
Industrial (IND)	Industrial	LI, HI, TS, HI	
Transportation/Communication/Utilities (TCU)	Transportation/Communication/Utilities		To provide for uses such as power generation plants, railroad facilities, communication towers, airports and the like.
Public Institutional	Public Institutional		For certain state, federal or local government and institutional uses such as government administrative building complexes, police and fire stations, schools and colleges, churches, hospitals and the like.
Park/Recreation/Conservation	Park/Recreation/Conservation		Dedicated to active or passive recreational uses, either publicly or privately owned, including playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, etc.

Special Service District



PRESENTED BY:

BILL VOLCKMANN, CHIEF FINANCIAL OFFICER

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Six Flags Special Service District



Series 2015 Revenue Bonds (Six Flags Area
Special Service District Redevelopment Project)

Original Principal \$10,000,000

Amount Outstanding as of January 1, 2025: \$6,370,000

Project funds remaining \$765,858.76



Property Tax Revenue

Beginning in 2025, the County will no longer be able to levy a property tax for the Special Service District – This can only be done by the City moving forward.

The previous revenue generated from the property tax was used to fund the annual debt service on the bonds and support a yearly maintenance contract for landscaping and beautification.



Possible IGA between the County and the City

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Water

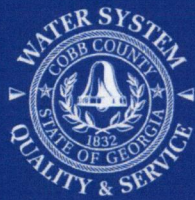
- Water/Sewer
- Stormwater

PRESENTED BY:

JUDY JONES, WATER SYSTEM DIRECTOR



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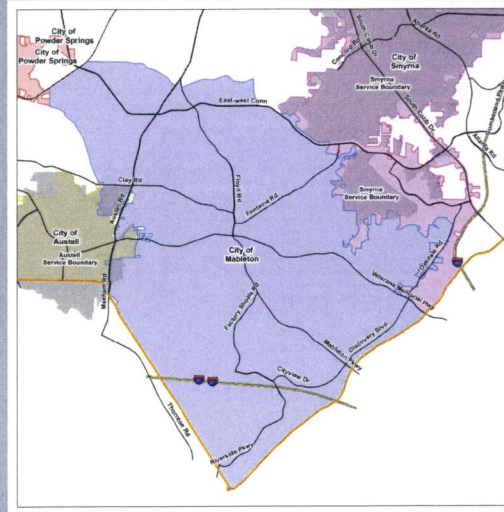


Water, Sewer, and Stormwater Services



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Water and Sewer Service Areas

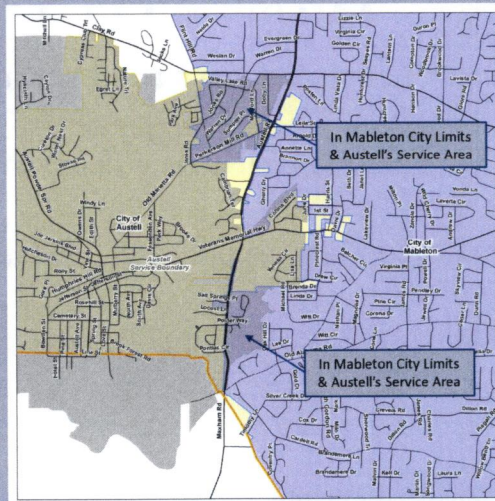


- Mableton City Limits
- Austell City Limits
- Smyrna City Limits
- Austell/Smyrna Water & Sewer Service Areas

CCWS Provides Water & Sewer Service Outside of Gray Areas.

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Water and Sewer Service Areas



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CCWS STORMWATER SERVICES

- Provide stormwater services in unincorporated Cobb.
- Maintain stormwater pipes on residential property that are in easements and shown on the subdivision plat. (Cobb DOT maintains pipes, etc. in County road rights-of-way).
 - These pipes are not dedicated to the County through subdivision plat, so pipes belong to property owner.
 - County began maintaining in 1980's.
 - Many cities in Cobb do not provide this service.



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CCWS STORMWATER SERVICES

- Maintain the structural components of detention ponds that are located on a lot with a house and in a platted easement.
- Own and maintain dedicated and accepted detention ponds located on individual lots in subdivisions. (No other local governments in Metro Atlanta are doing this.)
- Review zoning applications and approval of new development and redevelopment plans.
- Participate in FEMA's National Flood Insurance Program's Community Rating Service (CRS) Program.

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CCWS STORMWATER SERVICES

- Responsible for compliance with Cobb's Phase I Municipal Separate Storm Sewer System (MS4) permit.
 - Public Education
 - Structural and Source Control Measures
 - Update Stormwater Infrastructure Mapping
 - MS4 inspection (CCWS -20%/year) & maintenance (CCWS, CDOT, PARKS, Property Management).
 - Inventory and inspect County facilities with potential to cause pollution.
 - Implement a program to reduce pollution caused by County use of pesticides, fertilizers, and herbicides. (Primarily PARKS)

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CCWS STORMWATER SERVICES

- Responsible for compliance with Cobb's Phase I Municipal Separate Storm Sewer System (MS4) permit. (Cont.)
 - Illicit Discharge Elimination Program
 - Inventory stormwater outfalls.
 - Dry weather outfall screening - 20%/year.
 - Spill response to prevent, contain, and respond to spills that discharge to MS4.
 - Industrial Facility Discharge Control – inventory, inspection, and enforcement.
 - Highly Visible Pollutant Sources – inventory, inspection, and enforcement.

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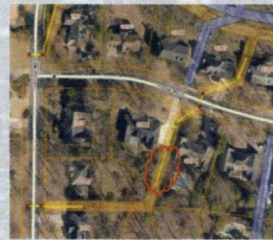
CCWS STORMWATER SERVICES

- Responsible for compliance with Cobb's Phase I Municipal Separate Storm Sewer System (MS4) permit. (Cont.)
 - Construction Site Management
 - Erosion & Sediment (E&S) Control Ordinance (Community Development)
 - Site Plan Review (CCWS Stormwater, Community Development E&S)
 - Construction site inspection program (Community Development)
 - Enforcement of E&S violations (Community Development)
 - E&S certification required anyone involved Builders, Developers, etc. (Community Development)

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SERVICES CCWS DOES NOT PROVIDE

- Maintain structures on non-residential property, including County facilities.
- Maintain open channels even in dedicated drainage easements.
- Maintain pipe on residential property not shown on subdivision plat.
- Dredge private lakes.
- Maintain private dams.



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Department of Transportation



PRESENTED BY:

DREW RAESSLER, TRANSPORTATION DIRECTOR

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Cobb DOT Services in Mableton Countywide*

Transit (CobbLinc)

- Fixed Route (Routes 30 and 25)
- Microtransit
- Paratransit



Traffic Signals (73 signals, 57 beacons)

- Traffic Operations
- Signal Maintenance



**No reimbursement from the City is being requested for these services*



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Cobb DOT Services in Mableton

Project Delivery

Project Examples

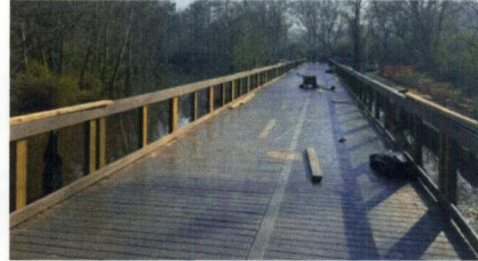
- Resurfacing
- Trails and Sidewalks
- Intersection Improvements
- Corridor Widenings
- Drainage Rehabilitation

Delivery Phases

- Planning
- Preconstruction
- Utilities
- Right of Way
- Construction



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Cobb DOT Services in Mableton

General Operations

Road Maintenance

- Asphalt (potholes)
- Drainage
- Signing and Marking
- Litter and Vegetative Maintenance
- Concrete Repair

Additional Services

- Utility Permitting
- Development Review
- Streetlights
- Engineering
- General Administration



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Cobb DOT Services in Mableton

Code Sections and State Coordination

County Code Sections*

- Chapter 106 – Streets, Sidewalks and Other Public Places
- Chapter 110 – Subdivisions
- Chapter 118 – Traffic and Vehicles
- Chapter 134 – Zoning (Traffic Study Review)

State Coordination

- Speed Detection Device Permit
- Road Inventory
- Local Maintenance Improvement Grant (LMIG)
- Locally Administered Projects (LAP)

**City will need to adopt verbatim or similar codes for consistency*



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Cobb DOT Services in Mableton

Cost to Mableton Methodology

Services at No Charge to Mableton

- CobbLinc Transit Services
- Traffic Signal Maintenance and Operation
(73 signals and 57 beacons)
- 2022 SPLOST Project Delivery



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Cobb DOT Services in Mableton

Cost to Mableton Methodology

Reimbursable Services within Transportation IGA

- Road Maintenance
- Engineering
- Utilities Permitting (net of budgeted revenues)
- Planning
- Streetlights (excluding streetlight districts)

Potential Future Services

- 2028 SPLOST Project Delivery



Cobb DOT Services in Mableton

Cost to Mableton Methodology

Service	Total Cost ¹	Cost Basis Multiplier ²	Mableton Cost
Road Maintenance	\$ 12,439,978	0.13	\$ 1,628,320
Engineering	\$ 2,193,206	0.13	\$ 287,078
Utilities Permitting	\$ 569,219	0.13	\$ 74,507
Planning	\$ 473,415	0.13	\$ 61,967
Streetlights	\$ 3,732	1	\$ 3,732
Franchise Fee Cost	\$ 16,800	1	\$ 16,800
Personnel Cost	\$ 300,000	1	\$ 300,000
Annual Cobb DOT Cost of Mableton Service			\$ 2,372,404

¹Costs are based on FY25 Actuals

²For the 0.13 multiplier, Mableton lane-miles (679) were divided by all lane-miles maintained by Cobb DOT at the beginning of FY25 (5,187)



Cobb DOT Services in Mableton

Agreement Terms

- Three-year period
- County to provide existing transportation services
(*Planning, Utilities Permitting, Utilities Locating, Traffic Operations and Engineering, Streetlighting, and Engineering*)
- Maintenance necessary for existing infrastructure
(*679 lane-miles, 73 traffic signals, and 57 beacons*)
- Continued transit service
(*Routes 30 and 25, paratransit, and microtransit*)
- Personnel for the coordination of projects, requests, and development



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City Inmate Housing



PRESENTED BY:

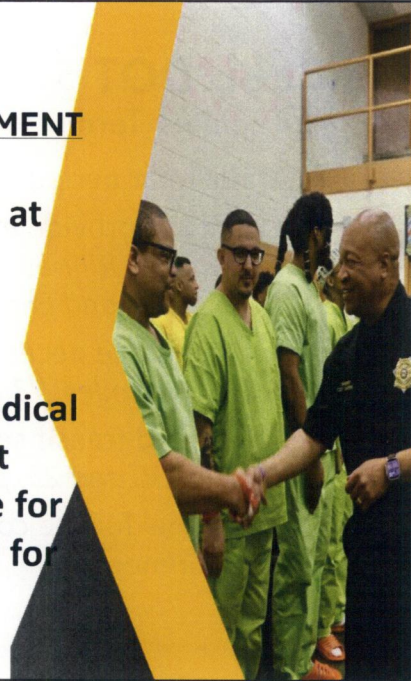
COBB COUNTY SHERIFF CRAIG OWENS

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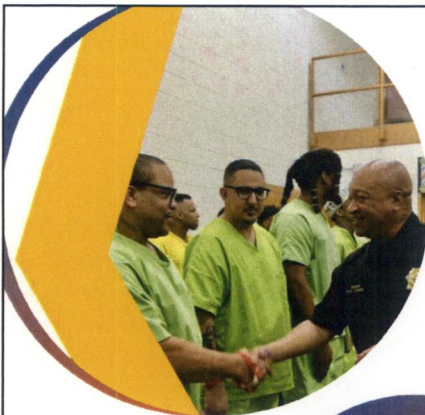


MABLETON INMATE HOUSING AGREEMENT

- The per diem for Mableton inmates will start at \$80 until January 1, 2026, when it will be adjusted to actual cost.
- Per diem will include the cost of in-house medical treatment provided at the Cobb County Adult Detention Center, the City will be responsible for any outside or emergency medical treatment for their prisoners.



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MABLETON INMATE HOUSING AGREEMENT

- In order to pay the per diem and any outside or emergency medical costs incurred by the city prisoners, state law allows an extra 10% penalty (County Jail Construction and Staffing Fine Add-on) to be added to fines imposed by the City of Mableton Municipal Court once the attached intergovernmental agreement and attached resolution are adopted by the Board of Commissioners.

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SUPERVISION OF CITY PRISONERS

Sheriff's Responsibilities

- During incarceration at the CCADC, the Sheriff shall confine City Prisoners in the same manner and to the same extent as similarly situated County prisoners, including provision of basic subsistence services and access to medical services.
- Book in, processing, clothing, fingerprinting, mug shots and bonding service.



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SUPERVISION OF CITY PRISONERS

Sheriff's Responsibilities Cont.

- Availability of City Prisoners for Mableton Municipal Court, subject to appropriate notice from the City.
- The Sheriff shall provide the City notice as soon as reasonably practicable of the transfer of a City Prisoner for Emergency Medical Services to the City



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SUPERVISION OF CITY PRISONERS

City of Mableton's Responsibilities

- **Individuals Eligible to be a City Inmate.** The City shall only present individuals as ordered by the Municipal Court. Such individuals shall not be in need of medical attention at the time that they are presented to be a City Prisoner subject to the terms of the Mableton Inmate Housing Agreement.
- **Transport of City Inmates—(Cobb County PD)**



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SUPERVISION OF CITY PRISONERS

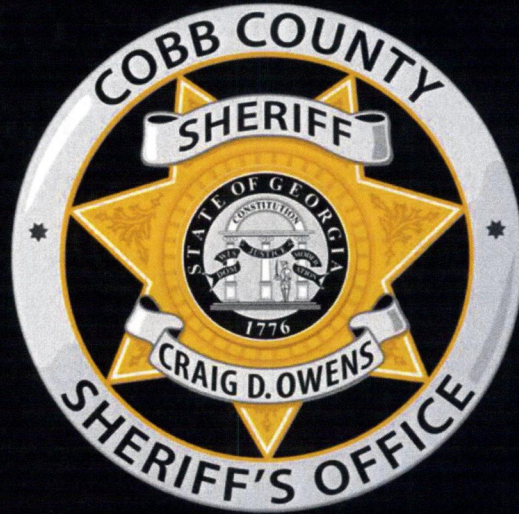
City of Mableton's Responsibilities

- **Municipal Court Hearings.** The Mableton Municipal Court shall ensure that First Appearance Hearings, Bond Hearings, Probation Revocation Hearings, and other essential court related hearings for City Prisoners shall be provided according to state and federal law.
- **Appropriate Notice.** The City shall provide the Sheriff with appropriate advance notice of City Prisoner's hearings and release dates.



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Q & A SESSION



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Department of Public Safety

- Fire
- E-911
- Animal Services
- Police



PRESENTED BY:

MICHAEL REGISTER, PUBLIC SAFETY DIRECTOR

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Agenda

- Overview of Police Services for City of Mableton
- Projected Cost Methodology
- Factors Explained
- Formula and Cost Estimate
- Jurisdictional Comparisons

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Overview of Services

- As per the IGA, "Law Enforcement Services" means those diverse activities directed toward the attainment of the objectives of enforcing the law, preventing and deterring crime, arresting criminal offenders, maintaining public order, and providing service to the community.
- Such activities include, but are not limited to:
 - (1) the prevention or detection of violations of any criminal or quasi-criminal law of this state;
 - (2) the prevention or detection of violations of any local criminal or quasi-criminal ordinance;
 - (3) conducting criminal investigations of incidents of crime in order to arrest responsible persons for prosecution;
 - (4) directing and enforcing laws;
 - (5) responding to emergency and non-emergency calls for service;
 - (6) conducting field interviews;
 - (7) arresting criminal offenders;
 - (8) provision of Special Operations capabilities;
 - (9) directing and controlling traffic;
 - (10) issuing citations for violations of criminal and quasi-criminal state and local laws; and
 - (11) appearing in court.

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Projected Cost Analysis Methodology

- Cost projections are based on the following:
 - FY24 Adopted Budget for Police and Training (\$94,150,680)
 - ✦ Actuals fluctuate
 - Calculation Factors
 - ✦ Jurisdictional Square Mileage
 - ✦ Population
 - Mableton Official Website: 78K plus
 - ✦ 2024 Calls for Service
 - ✦ 2024 Major Crime Investigations
 - Aggravated Assaults, Burglaries, Entering Auto, Homicide, Rape, Robbery, Theft, Vehicle Theft
 - ✦ 2024 Special Unit Incident Reports
 - Average of percentages for 5-Factors listed above

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Factor 1 (Sq. Miles) and Factor 2 (Population)

Jurisdiction	Sq. Miles	Percentage	Jurisdiction	Population	Percentage
Acworth	9.8	4.18%	Acworth	22,379	4.52%
Austell	5.95	2.54%	Austell	8,148	1.65%
Kennesaw	9.52	4.06%	Kennesaw	34,683	7.00%
Marietta	23.53	10.04%	Marietta	62,769	12.67%
Mableton	36.56	15.59%	Mableton	78,000	15.75%
Powder Springs	7.81	3.33%	Powder Springs	18,950	3.83%
Smyrna	15.6	6.65%	Smyrna	56,566	11.42%
Unincorporated	234.44	53.6%	Unincorporated	495,248	43.16%

*Square mileage comparison to unincorporated Cobb area (234.44)

*Population comparison to unincorporated Cobb area (495,248)

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Factor 3 (Calls for Service: Police)

Jurisdiction	Total Calls for Service	Mableton Calls/%
Unincorporated	260,964	49,425/18.94%

- Cobb E-911 handles calls for the following:

- Cobb County Police
- Cobb County Fire and Emergency Services
- Dispatch Fire Calls for:
 - ✦ Acworth
 - ✦ Kennesaw
- Cobb County Sheriff's Office
- Cobb County Animal Services
- Marietta Police Department
- Marietta Fire Department
- Powder Springs Police Department
- Austell Police Department
- Austell Fire Department

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Factor 4 (Major Crimes)

Jurisdiction	Major Crimes	Mableton Calls/%
Unincorporated	7,739	1,940/25.07%

- Major Crimes consist of investigations of:

- Assaults
- Aggravated Burglaries
- Entering Auto
- Homicide
- Rape
- Robbery
- Theft
- Vehicle Theft

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Factor 5 (Special Units: Police)

Jurisdiction	Special Units	Mableton Calls/%
CCPD	1,910	289/15.13%

- Special Units are both responsive and pro-active
- Special Units consist of:
 - TAC/VIPER
 - SWAT
 - Community Affairs
 - DUI TF
 - STEP
 - K9
 - OCU
 - Motors
 - Rangers
 - Focused MCS Investigations
 - ✦ No Bomb or Dive in data since they are always primary call for all cities in Cobb

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Formula for Cost Estimation

- $SM\% + POP\% + CFS\% + MC\% + SU\% = \text{Total \%}/5 = \text{Avg. \%}$
 - $15.59\% + 15.75\% + 18.94\% + 25.07\% + 15.13\% = 90.48/5 = 18.10\% \text{ avg.}$
- **FY24 Adopted Budget: \$94,150,680**
 - $\text{FY24 Adopted Budget } (\$94,150,680) * 18.10\% = \$17,041,273$
- **Estimated Yearly Cost of Police Services: \$17,041,273**
 - *Approximate cost per quarter: \$4,260,3198*

Square Mileage (SM)
Population (POP)
Calls for Service (CFS)
Major Crimes (MC)
Special Units (SU)

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Jurisdictional Comparison

Jurisdiction	FY24 Budget: Police Services
CCPD	\$94,150,680
Acworth	\$6,452,730
Austell	\$4,388,833
Kennesaw	\$9,309,433
Marietta	\$21,973,005
Mableton	\$17,041,273
Powder Springs	\$3,316,962
Smyrna	\$9,397,187

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Questions

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April 14th, 2025



Service Delivery Strategy Meeting with Cobb County Government



The City of Mableton was incorporated on November 11,
2023

Before and After Incorporation:

Cobb General Fund Before Mableton Incorporation	
Property Taxes	\$32,128,145
Franchise Fees	\$0
Building Permits	\$1,244,256
Occupational Tax	\$1,449,235
H/M Tourism	\$0
H/M General Fund	\$100,000
Insurance Premium	\$4,314,974
TAVT	\$3,264,599
Court	\$600,000
Total	\$43,101,209

Cobb General Fund After Mableton Incorporation	
Property Taxes	\$32,128,145
Franchise Fees	\$0
Building Permits	
Occupational Tax	\$0
H/M Tourism	\$0
H/M General Fund	\$0
Insurance Premium	\$0
TAVT	\$0
Court	\$600,000
Total	\$32,728,145



FACT S



- Before Incorporation, Mableton residents paid 8.46 mill property tax
- After Incorporation, Mableton residents will pay 8.46 mill property tax
- After Incorporation, Mableton residents will use less services
- Cobb County is offering to charge Mableton residents \$23M for Police and \$3.0M for Transportation



It doesn't cost any more now to serve them than before incorporation.

SOLUTION S



- The parties consider negotiating from the premise that the funds raised by Mableton residents for the County, minus the revenue loss from the incorporation (mitigated by deductions for double-taxation and expense offsets to the County) in exchange for continued County services.
- The County establish separate tax districts for Police and Transportation, similar to the County's Fire Tax Fund.



FINAL THOUGHTS



- Mableton residents will continue contributing over \$32M in revenue to the County government while demanding fewer services, which will lower the costs of providing services.
- Mableton residents are Cobb County residents and should be treated the same as other residents of the County.
- Adding over \$25M in expenses to the residents of Mableton for the same services they had been receiving prior to incorporation is unfair.

