

**MINUTES OF CITY COUNCIL WORK SESSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)**

Livestream: <https://www.facebook.com/CityofKennesaw/>
**September 9, 2024
6:30 PM**

Present	Mayor Derek Easterling Mayor Pro Tem Antonio Jones Councilmember Madelyn Orochena Councilmember Tracey Viars Councilmember Pat Ferris Councilmember Anthony Gutierrez Deputy City Clerk Christie Burgner City Manager Jeff Drobney City Attorney Randall Bentley, Sr.
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1. Invocation

2. Pledge of Allegiance

3. Call to Order

Mayor Easterling called the meeting to order at 6:30 p.m.

4. Announcements

- A. If you are not able to attend a meeting in-person and would like to provide public comment on a specific agenda item, you can email kennesawcouncil@kennesaw-ga.gov no later than 6:00 PM the night of the regular meeting. Your comments on a specific agenda item will be read aloud or grouped into categories for the record. **Facebook Live is not monitored for public comment.**

5. Presentations

6. Old Business

7. New Business

8. Committee and Board Reports

9. Public Hearing(s)

- A. **Final Public Hearing: FY25 Operating Budget**

Consideration to approve a resolution to adopt the Fiscal Year 2024-2025 Operating Budget for the City of Kennesaw and adopt the organizational chart.

Assistant Finance Director Jennifer Gordy advised that the final public hearing for the adoption of the FY25 Operating Budget will be held on September 16, 2024, at 6:30 p.m. Councilmember Ferris asked if there had been any changes made since the last public hearing. Ms. Gordy advised there had been no changes. Councilmember Orochena asked about trail funding. Dr. Drobney clarified that the funding is for the trail behind the church. Councilmember Orochena stated the \$75,000 earmarked for Adams Park could be better spent on a play area at the Depot. There was no further council discussion regarding her statement. Councilmember Orochena asked about the funds for scoreboards. Dr. Drobney advised the funding for scoreboards is in addition to the previously requested funds and is for additional scoreboards.

B. Final Public Hearing: FY25 Capital Improvement (SPLOST) Budget

Consideration to approve a resolution to adopt the FY 2024-2025 Capital Improvement (SPLOST) Budget for the City of Kennesaw.

Assistant Finance Director Jennifer Gordy advised that the final public hearing for the adoption of the FY25 Capital Improvement (SPLOST) Budget will be held on September 16, 2024, at 6:30 p.m.

10. Consent Agenda

A. Minutes: September 3, 2024 Regular Meeting

Approval of the September 3, 2024, City Council regular meeting minutes.

B. Minutes: September 3, 2024 Executive Session

Approval of the September 3, 2024, City Council executive session minutes.

11. General and Administrative

12. Public Safety

13. Information Technology

14. Public Works and Building Maintenance

15. Recreation and Culture

16. Community Development

A. Final Plat Application: 1994, 2004, 1972 Duncan Drive

Consideration for approval of a final plat application submitted by Gunnin Land Surveying for 1994, 2004 and 1972 Duncan Dr. (Parcel numbers 20043801900, 20013801940 & 20013800470). Case #FP2024-03.

Assistant Zoning Administrator Chanelle Campbell provided information on the final plat application. The final plat was submitted for the development of the new subdivision known as Devin's Shire located at 1972, 1994, and 2004 Duncan Drive. The combined three parcels will total 3.73 acres and create an area for 35 single family attached

townhomes. The development was rezoned from R-20, Single Family Residential to Central Business District with conditions in April 2022. The plat reflects the twelve additional conditions that include parking, rentals and all other conditions set by Council. The Plan Review Committee along with Cobb Water and Cobb Fire have reviewed the final plat and deemed it is in compliance and recommends approval. Councilmember Ferris questioned if the driveway was private or city owned, and if their homeowner's association was going to have a future fund to maintain the roads. Ms. Campbell advised the streets are not public roads. Planning & Zoning Administrator Darryl Simmons stated that while this project did not require the homeowner's association to have a street fund, it is something that has been discussed among staff and staff can explore as a future condition. Councilmember Ferris asked that moving forward any project with private streets has a homeowners association paving stipulation. Agenda Item was approved to be moved to the Consent Agenda for September 16, 2024.

B. Final Plat Application: 2400 Ellison Lakes Drive

Consideration for approval of a final plat application submitted by Eric Federspiel for 2400 Ellison Lakes Dr. (parcel numbers (20017501120 & 20017500170) ; this plat intends to adjust the property line between the two parcels. Case #FP2024-04.

Assistant Zoning Administrator Chanelle Campbell provided information on the final plat application for 2400 Ellison Lakes Drive. The final plat was submitted to revise the property line approximately 20 feet and create additional parking for the daycare. The original site plan had 22 parking spaces, and the applicant is hoping to add 9–10 spots. If approved, the applicant is required to meet with surveyors and engineers, and to apply for the appropriate permits including grading and land disturbance prior to making any changes to the parcel. The parcel to the north, which would be losing approximately 0.12 acres, was previously approved for condos by Council in 2023, and future use will require a separate review by Public Works and all other appropriate departments. The Plan Review Committee along with Cobb Water and Cobb Fire have reviewed the final plat and deemed the plat in compliance and recommend approval. There was no Council discussion. Agenda Item was approved to be moved to the Consent Agenda for September 16, 2024.

C. Discussion: Livable Centers Initiatives (LCI) - Finalizing the Next Study Area.

Planning & Zoning Administrator Darryl Simmons provided information and requested direction on what the next study area should be. In 2015, Livable Centers Initiative proposed a plan for downtown. As that study is ten years old, staff met with ARC and reviewed how far the City has come with that plan and where to go from this point. There are two gateway corridors that staff feel would be appropriate for study: Main Street at McCollum Parkway or Cobb Parkway from Summers Street to Watts Drive. Mr. Simmons recommends Cobb Parkway for the opportunities that it presents. Mayor Easterling agreed with Mr. Simmons. Councilmember Jones stated he felt that Cobb Parkway was what Council agreed to when discussed previously. Mr. Simmons advised that staff wanted to be absolutely sure of the will of the Council. Councilmember Ferris is in favor of studying Cobb Parkway due to Cobb County's future plans for the airport.

Councilmember Orochena is unsure why Council would choose Cobb Parkway, but approved staff to continue. Councilmember Viars agreed to Cobb Parkway. Council was in agreement that Cobb Parkway should be the focus.

D. Resolution: 2881 North Main Street Intergovernmental Agreement

Consideration for approval of a Resolution for the City to loan the Kennesaw Development Authority \$700,000 to purchase 2881 North Main Street via an intergovernmental agreement (IGA).

Economic Development Director Luke Howe provided information on a proposed loan from the City of Kennesaw to the Kennesaw Development Authority (KDA) for purchase of 2881 North Main Street through an intergovernmental agreement (IGA). The property at 2881 North Main Street has become available for purchase and staff would like to purchase the property to ensure that the City has control of what is developed there. Councilmember Ferris asked about interest on the loan to the KDA which is a question that came up during the KDA meeting and if the fact there was no interest should be in the IGA. Mr. Howe advised that staff did not believe it was necessary. The City could flip the property, do a request for proposals with the KDA financing at one or two percent, or bonds could help rehabilitate the property. Councilmember Ferris stated he brought it to Council's attention because it was brought up at the KDA meeting, but he is good with the IGA as it is currently written. Agenda Item was approved to be moved to the Consent Agenda for September 16, 2024.

17. Public Comments

6:44 p.m. Floor Open for Public Comments

No comments.

6:45 p.m. Floor Closed for Public Comments

18. City Manager's Report

City Manager Dr. Jeff Drobney stated he attended the First Friday Concert with Bumpin the Mango which is an interesting funk band that he enjoyed despite the rain showers. Dr. Drobney reminded about the upcoming concert on Saturday, September 14th which will feature Face 2 Face, a Billy Joel and Elton John tribute band. On Monday, September 16, he will appoint Berry Wilson as the new IT Director.

A. Appointment: Information Technology Director

Ratify the appointment of Berry Wilson, Information Technology Director.

19. Mayor's Report

- A. Mayor and Council (re)appointments to Boards and Commissions. This item is for (re)appointments made by the Mayor to any Board, Committee, Authority, or Commission requiring an appointment to fill any vacancies, resignations, and to create or dissolve boards and commissions, as deemed necessary.

20. Council Reports & Discussions

Mayor Easterling asked council members to tell him something good.

Councilmember Gutierrez stated he is still picking up litter around his neighborhood and that he signed up to volunteer for a homeless shelter food packing drive at the State Farm Arena.

Councilmember Orochena stated she had received a text over the weekend from a resident about a dangerous tree at Deerfield Park. She forwarded that message along to Dr. Drobney and the tree was removed by the next morning. Councilmember Orochena thanked staff.

Councilmember Ferris stated he could hear Bumpin the Mango from his home and he enjoyed the songs he heard. He stated he loves what is going on in downtown Kennesaw, and he is looking forward to new development coming in.

Councilmember Jones stated that this weekend he was on daddy duty to give his wife Chantel a break. He kidded he did so well that he should open a daycare.

Councilmember Viars stated to Councilmember Jones that running his own daycare would be a hard way to make a living. Councilmember Viars heard great things about the concert as she spoke with local businesses about what the Kennesaw Downtown Merchants Association have brought to town with these concerts and how to keep enlivening Main Street.

A. Discussion: Council Retreat

Discussion item requested by Councilmember Tracey Viars to gauge interest in and availability for a Council Retreat.

Councilmember Viars advised that since 2018 when she was elected, the current board has three newer members. Those council members receive training through the state, but each city's rules are different. She is looking for a four to five hour retreat to learn about the City's departments, RFPs, and more, and asked for council's interest and availability. Councilmember Jones is not opposed and thinks he could attend at any time. Councilmember Gutierrez is fully in support, would like to learn the inner workings of the City, and is available at a week's notice. Councilmember Orochena is all for the idea, and thinks it would be worthwhile. She would like to hear from each department about their master plan, what challenges they face, get to know how the departments work on a more personal level, and the goals of each department. Mayor Easterling knows that a retreat is a lot of work for staff. Councilmember Ferris stated that it sounded as if Council was looking for an orientation and overview of departments which he is not interested in participating in. He agreed with Councilmember Orochena that he is interested in the goals of the departments and he would attend if the retreat is about a specific subject. Councilmember Viars asked Councilmember Ferris what would make it valuable for him to attend. Councilmember Ferris stated that he would attend if the discussion was getting in the weeds about a topic, but not for a broad overview and general discussion. There would need to be a specific goal, or he would not participate. Councilmember Jones stated he has sat on committees and interacted with staff over the years and he agrees with Councilmember Ferris that he understands how the City

works. Councilmember Jones advised he would attend for a specific project or to meet with staff about things he and the council would like to see happen in the city. Mayor Easterling reiterated that retreats are lots of work for staff. Dr. Drobney will follow the will of the council. Mayor Easterling advised to have more discussion and visit the matter at a later time.

21. Executive Session

Pursuant to the provisions of O.C.G.A 50-14-3, the City Council could, at any time during the meeting, vote to close the public meeting and move to executive session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney; and/or personnel matters; and/or real estate matters.

22. Adjourn

Mayor Easterling adjourned the meeting at 6:57 p.m. The next regularly scheduled meeting will be held on Monday, September 16, 2024, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend or view via Facebook Live.

**Names and Addresses will be disclosed in the Permanent Minutes of the
City of Kennesaw**

PLEASE MAKE SURE YOUR NAME IS LEGIBLE AND CLEAR

City Council Work Session

9/9/2024

Public Comment Sign-in

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