

**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 30, 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 City Clerk Lea Alvarez City Manager Jeff Drobney Assistant City Attorney Sam Hensley, Jr.
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1. Invocation

2. Pledge of Allegiance

3. Call to Order

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

4. Announcements

- A. Starting with the October 14 City Council Work Session, we will no longer be streaming meetings via Facebook Live. To watch a meeting live or to view a recording after the meeting, please visit the Public Meeting Portal on the City website at www.kennesaw-ga.gov/publicmeetings/.
- B. 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

A. Update Only: Realignment of McCollum Parkway

Update provided by the Cobb County Department of Transportation regarding the realignment of McCollum Parkway.

Cobb County Department of Transportation Director Drew Raessler provided an update on the proposed realignment of McCollum Parkway. Initially, Cobb County was looking at expanding the safety zone for the airport. Mr. Raessler explained that the runway is as long as it is going to be, but in terms of how the pilots have to calculate their landing, they have to account for some error on the backside. The safety zone gives them the opportunity to have some wiggle room and not have a roadway immediately adjacent to the runway route.

Mr. Raessler stated that what his team found is that if they extended that safety zone, eliminated some of Old Highway 41 and McCollum Parkway, and rerouted those roadways, it would ultimately come at the expense of greater traffic congestion. In looking at the County's obligations to the airport and the Federal Aviation Administration, they are not obligated to make those improvements unless it was a win-win situation where both traffic is relieved and the safety zone is expanded.

Recognizing from the analysis that the two outcomes are mutually exclusive, Cobb County Department of Transportation is now leaning into the traffic congestion piece.

Mr. Raessler pointed out that all the concepts that will be presented will maintain the traffic connectivity between McCollum Parkway and Old 41 Highway, but they do realign some of those roadway connections. He finished by emphasizing that Cobb Parkway is at capacity. Independent of this project, Cobb Parkway does need to be six lanes based on the traffic projections seen today. The question at hand is, are these alternatives complimentary to that need? More so, can these alternatives help to increase the east-west capacity while the County looks to the Georgia Department of Transportation to assist with north-south capacity along Cobb Parkway.

Mr. Raessler reiterated that the alternatives provided are high-level conceptual. He introduced Robinson Nicol of Atas, who then walked the Council through the various conceptual alternatives [See **Exhibit A**].

Based on some concerns voiced by Councilmember Ferris about cutting off connectivity from downtown Kennesaw, Mr. Raessler clarified that South Main Street and Old 41 Highway will remain. Councilmember Viars confirmed that this project has transitioned from an airport expansion project to a traffic management project. Mr. Raessler responded that Councilmember Viars was correct.

Councilmember Ferris asked about funding for the project. Mr. Raessler responded that with a project this size, it would be a multi-funded project with dollars coming from the State as well as County SPLOSTs.

In November, there will be a public outreach meeting to obtain input on goals, needs, and improvement opportunities. The date is to be determined at this time, but it will be held in the Ben Robertson Community Center.

8. Committee and Board Reports

9. Public Hearing(s)

10. Consent Agenda

A. Minutes: September 9, 2024 Work Session

Approval of the September 9, 2024, City Council work session minutes.

B. Minutes: September 16, 2024 Regular Meeting

Approval of the September 16, 2024, City Council regular meeting minutes.

11. General and Administrative

A. Discussion Only: Short Term Rentals Ordinance

Consideration of an ordinance to amend Chapter 22, "Businesses," of the Kennesaw Code of Ordinances.

Business License Manager LaMaya Edmonds provided a brief overview of a proposed ordinance to amend Chapter 22, titled "Businesses," addressing short-term rentals. Ms. Edmonds shared that staff tried to develop a comprehensive framework that aims to regulate and balance the benefits and challenges of introducing short-term rental regulations. Representatives from varying departments, including Planning and Zoning, Building Services, Code Enforcement and the Business License Division, drafted the ordinance. Overall, the essence of the ordinance is to establish consistency in how the short-term rentals are licensed and operated, to minimize potential adverse effects on residential areas, and to ensure short-term rentals operate within the framework of our existing zoning and building safety standards.

Councilmember Ferris clarified the definition of short-term rentals, which are not to exceed 30 days, and that if someone wanted to rent a house for three to six months, that would fall into a general long-term rental. Ms. Edmonds responded that he was correct. Mr. Ferris wondered if there was a provision in place that prevented an individual from renting for 29 days, checking out for one day, and then renting the space again for an additional 29 days. Ms. Edmonds said the ordinance does not address that concern currently, but that staff could look into it further.

Mayor Pro Tem Jones asked whether the 150 short-term rental cap is per year or in total. Ms. Edmonds stated it would be 150 licenses issued in total, which would create a waitlist. She stated the Business License division will have to play this all by ear because they do not know the demand for it yet. The 500-foot buffer was also discussed, which was included in the ordinance to protect the integrity of the City's residential neighborhoods. The number of licenses per year was calculated with the buffer in mind to prevent clustering and to more evenly distribute this type of use throughout the city.

Dr. Drobney clarified that the ordinance is for short-term rentals like VRBO and Airbnb, not long-term, extended leases. This type of rental would be applicable to someone

coming into the city to visit their child or family for a week or two weeks. The City is looking for some ability to regulate this type of use and have some oversight.

Councilmember Ferris asked whether someone would be eligible to rent out a room in a townhouse. Zoning Administrator Darryl Simmons stated the ordinance was restricted to R zoning districts only. If there is a demand, staff can always revisit that portion of the ordinance. The city is looking to regulate what it already has and see what works. Staff did not want to open up too many zoning districts.

Councilmember Orochena mentioned that she did not see it listed that the agent had to be over the age of 18. She would like for it to be included.

B. Alcohol License: Amigos Food Mart

Consideration for approval of an Alcohol License for Beer, Wine, and Sunday Sales for OMSKY7893 INC d/b/a Amigos Food Mart located at 2851 Cobb Pkwy NW Kennesaw, GA 30152. Applicant: Sangitaben Patel

Ms. Edmonds presented an alcohol license for beer, wine, and Sunday Sales for OMSKY7893 INC d/b/a Amigos Food Mart located at 2851 Cobb Parkway. The applicant has completed the required alcohol workshop, signs have been posted, the application has been properly advertised, and a background check is on file.

C. Alcohol License: Cigar Gallery Club

Consideration for approval of an Alcohol License for Beer, Wine, Liquor and Sunday Sales for Cigar Gallery Club LLC d/b/a Cigar Gallery Club located at 3600 Cherokee St NW, Suite 102 Kennesaw, GA 30144. Applicant: Victor Rodriguez

Ms. Edmonds approved an alcohol license for beer, wine, liquor, and Sunday sales for Cigar Gallery Club LLC d/b/a Cigar Gallery Club located at 3600 Cherokee Street NW, Suite 102, Kennesaw, GA. The applicant has completed the required alcohol workshop, signs have been posted, the application has been properly advertised, and a background check is on file.

12. Public Safety

A. Crime Statistics: August 2024

Captain Ricky Shumpert reviewed the August 2024 crime statistics [See **Exhibit B**].

13. Information Technology

14. Public Works and Building Maintenance

A. Resolution: 3238 Cherokee Street and 3248 Cherokee Street ROW and Property Acquisition

Consideration to approve a resolution to acquire the Right of Way, Permanent Easement and Temporary Easements from 3238 Cherokee Street and 3248 Cherokee Street (Parcels 23, 24 and 25) needed for the Cherokee Street Improvement Project

Public Works Director Ricky Stewart presented a resolution to purchase the right of way and temporary construction and driveway easements from 3238 Cherokee Street and 3248 Cherokee Street (Parcels 23, 24, and 25) needed for the Cherokee Street Improvement Project. The total settlement sum is \$710,000.

After receiving confirmation from the Council, Mayor Easterling suggested moving the item to the Consent Agenda for the regular meeting.

B. Purchase Authorization: Vehicles for Public Works, Building Maintenance, Parks and Recreation, and Police

Consideration to authorize purchase of vehicles approved in the Fiscal Year 2025 budget.

Mr. Stewart requested authorization to purchase vehicles approved in the fiscal year 2025 budget for Public Works, Building Maintenance, Parks and Recreation, and the Police Department.

Mayor Pro Tem Jones thought the Police Department was going to purchase the hybrid Mavericks. Mr. Stewart stated that the way the city is splitting up its fleet is that Public Works is responsible for purchasing all vehicles except pursuit vehicles. As far as the hybrids, the Mavericks listed in the item are available for purchase immediately, which will be done with ARPA funds that must be used by the end of the year. There were not any hybrid vehicles available for immediate purchase.

Mayor Easterling asked to move the item to the Consent Agenda for the regular meeting. Mayor Pro Tem Jones objected. The item will stay where it is on the agenda.

15. Recreation and Culture

16. Community Development

17. Public Comments

18. City Manager's Report

A. Reports, Discussions, and Updates

Dr. Drobney announced that the Braves were going to the playoffs. He also thanked city staff for their preparation before and hard work following Hurricane Helene. Dr. Drobney is grateful we did not receive a direct hit, but reminded everyone to keep Augusta and Valdosta in their thoughts as those cities are truly devastated.

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

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.

Motion by Councilmember Gutierrez to enter into Executive Session as allowed by O.C.G.A § 50-14-3 for the purpose of discussing land. Motion seconded by Councilmember Viars. Vote taken, motion unanimously approved 5-0. Motion passed.

7:40 p.m. Recess to Executive Session

The Mayor, City Council, City Manager, City Clerk, Economic Development Director, and Assistant City Attorney attended the Executive Session.

7:49 p.m. Reconvene to Open Session

Councilmember Gutierrez read the Council back into Open Session and directed the Mayor and City Council to execute an affidavit in compliance with O.C.G.A § 50-14-4. Motion seconded by Councilmember Viars. Vote taken, motion unanimously approved 5-0. Motion passed.

22. Adjourn

Mayor Easterling adjourned the meeting at 7:50 p.m. The next regular meeting will be held on Monday, October 7, 2024, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend or view via Facebook Live.

Lea Alvarez, City Clerk

September 30, 2024

COBB PARKWAY/McCOLLUM PKWY REALIGNMENT SCOPING STUDY

Kennesaw City Council Work Session



AGENDA

- ❖ Project goals
- ❖ Study approach
- ❖ Stakeholder and Public Involvement Update
- ❖ Alternatives Analysis
 - ❖ Concept Layout
 - ❖ Traffic Analysis Results
 - ❖ Preliminary Order Of Magnitude Cost Estimate
 - ❖ Benefit Cost Ratio
- ❖ Alternatives Summary
- ❖ Project Schedule
- ❖ Questions and Closing



PROJECT GOALS

Understand and analyze traffic patterns

Promote the involvement of all stakeholders in the study area

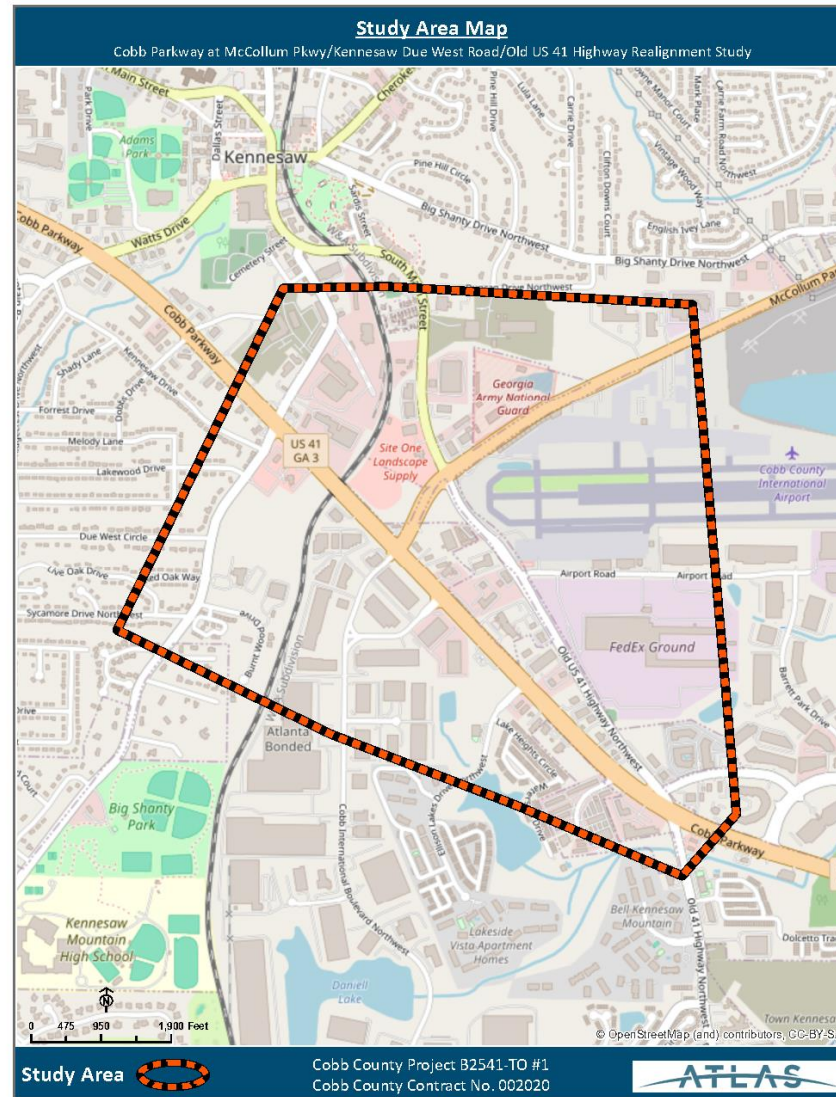
Develop three conceptual alternatives

Select a preferred alternative

Evaluate relative cost, feasibility, and constructability of alternative alignments and sections in logical phases or segments.



STUDY AREA



STUDY APPROACH

TASKS		<i>Address Goals</i>
Stakeholder and Public Engagement		Utilize Stakeholder and Public Engagement strategy to promote the involvement of stakeholders in the study area
Technical Analysis		Analyze traffic patterns to understand the key issues
Alternative Analysis and Concept Plan Development		- Develop and evaluate three alternatives for traffic, bike, ped, transit, utility, ROW, and economic impacts - Select a Preferred Alternative based on cost, feasibility, and constructability of improvements



STAKEHOLDER AND PUBLIC OUTREACH

- ❖ Stakeholders - GDOT, Cobb DOT, City of Kennesaw, citizens, & business owners
- ❖ Three stakeholder meetings held to obtain input on goals, alternatives, analysis, and overall findings – 03/21/2023, 06/27/2023, and 07/31/2024
- ❖ Public Meeting # 1 – May 11, 2023
 - ❖ Obtained feedback on goals, needs, and improvement opportunities
 - ❖ 42 members of the public
 - ❖ 10 staff members from the City of Kennesaw and Cobb County
 - ❖ JoAnn Birrell, County Commissioner, District 3
 - ❖ Pat Ferris, City of Kennesaw Council Post 3
- ❖ Public Meeting # 2 (Final meeting) – Tentatively scheduled for November 12, 2024, at Ben Roberts Community Center



Alternative 1A



Alternative 1A – Concept Layout

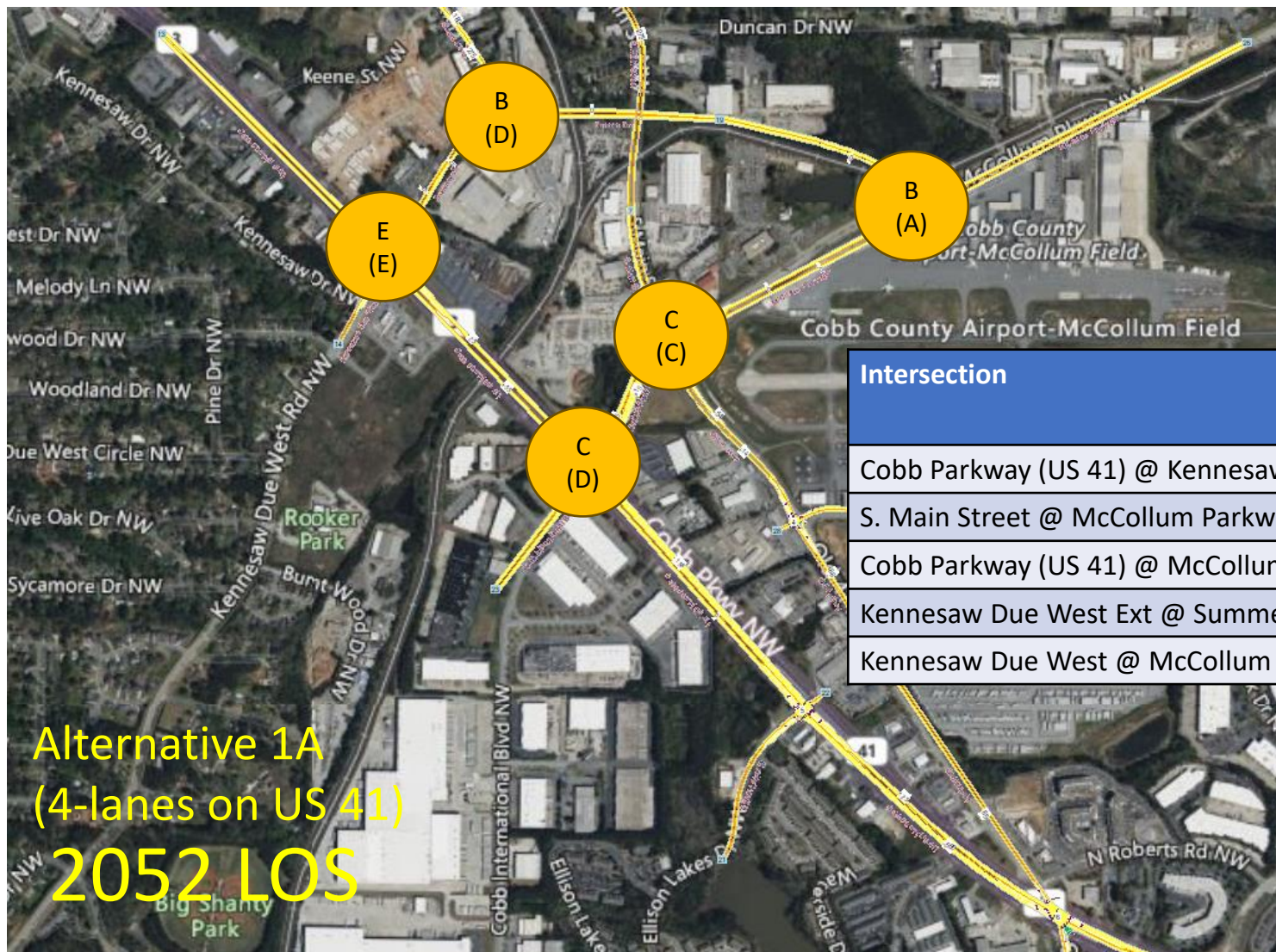


ALT 1A McCollum Parkway Realignment

- 27 Parcels, 3 Displacements
- McCollum Parkway Realignment - 4 lanes
- 2 new bridges
- Traffic Signals: 1 modification, 2 new

COBB COUNTY INTERNATIONAL AIRPORT





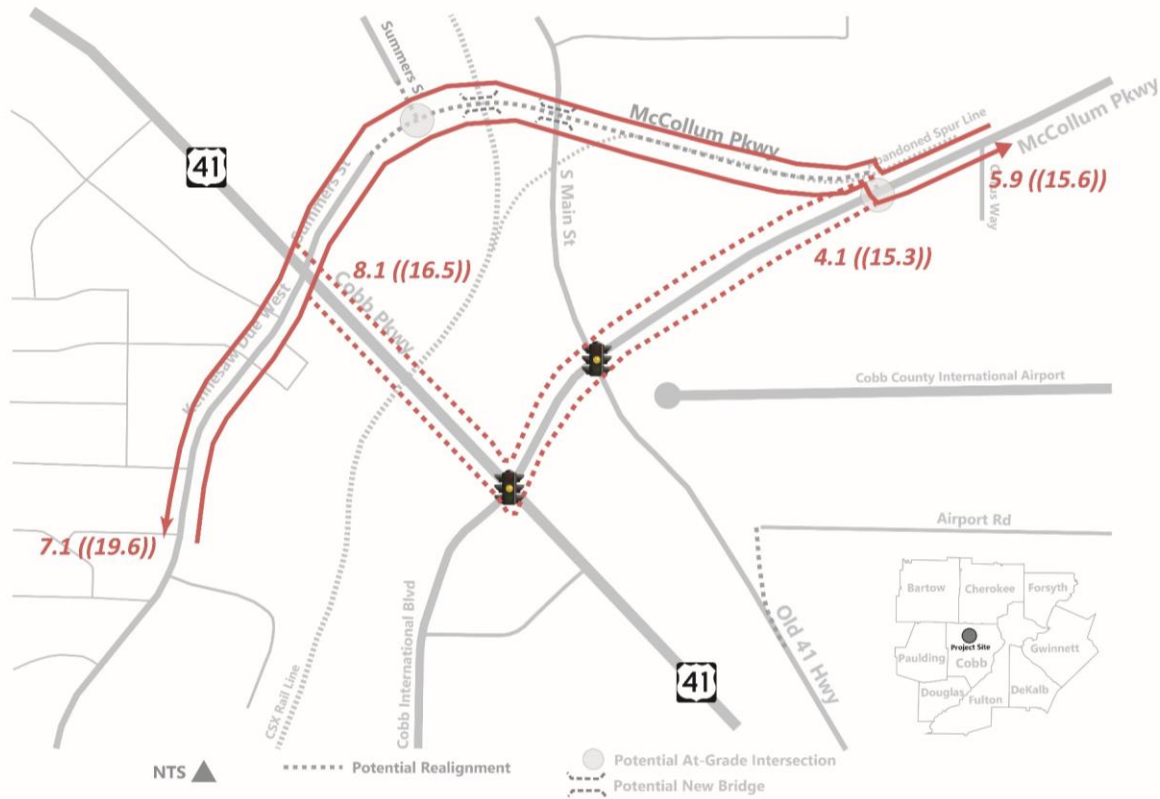
4-Lane Option

Intersection	2052 LOS (DELAY, s)		No-Build	
	AM	PM	AM	PM
Cobb Parkway (US 41) @ Kennesaw Due West	E (58.1)	E (68.5)	F (170.1)	F (83.4)
S. Main Street @ McCollum Parkway	C (25.2)	C (32.6)	D (36.0)	E (55.5)
Cobb Parkway (US 41) @ McCollum Parkway	C (21.2)	D (47.8)	C (25.4)	F (103.3)
Kennesaw Due West Ext @ Summers St	B (15.2)	D (45.2)	n/a	n/a
Kennesaw Due West @ McCollum Pkwy	B (10.8)	A (8.2)	n/a	n/a

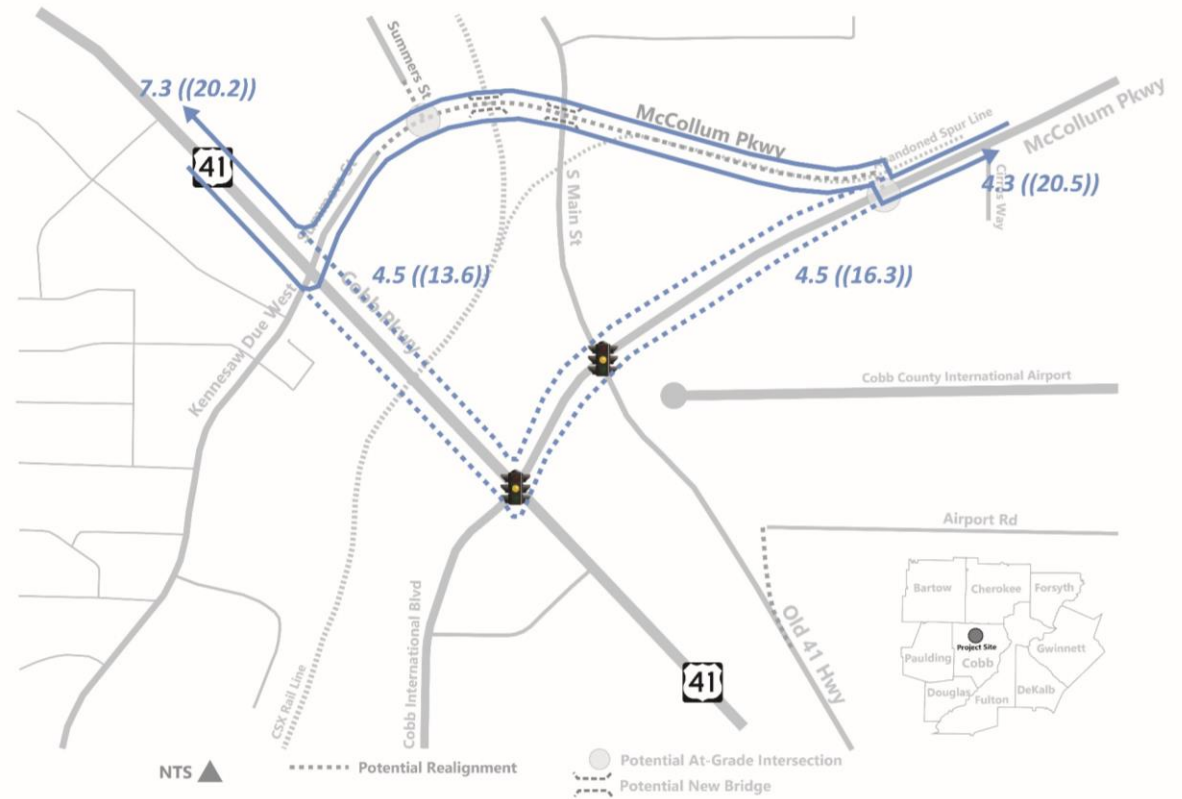
Alternative 1A – Synchro Results



Alternative 1A – VISSIM Travel Time Results



AM ((PM)) Travel Time Min. (2052)
 Travel Route
 No Build Travel Route



AM ((PM)) Travel Time Min. (2052)
 Travel Route
 No Build Travel Route



Alternative 1A – Cost Estimate

	McCollum Parkway Realignment
Construction Cost	\$16,458,856.64
<i>Constr Contingency 15%</i>	<i>\$ 2,468,828.50</i>
R/W Cost	\$ 12,237,000.00 (27 Parcels, 3 Displacements)
Utility Cost	\$ 1,070,000.00
PE Cost	\$ 1,645,885.66
Total	\$ 33,880,570.80



Alternative 1A – Benefit Cost Ratio

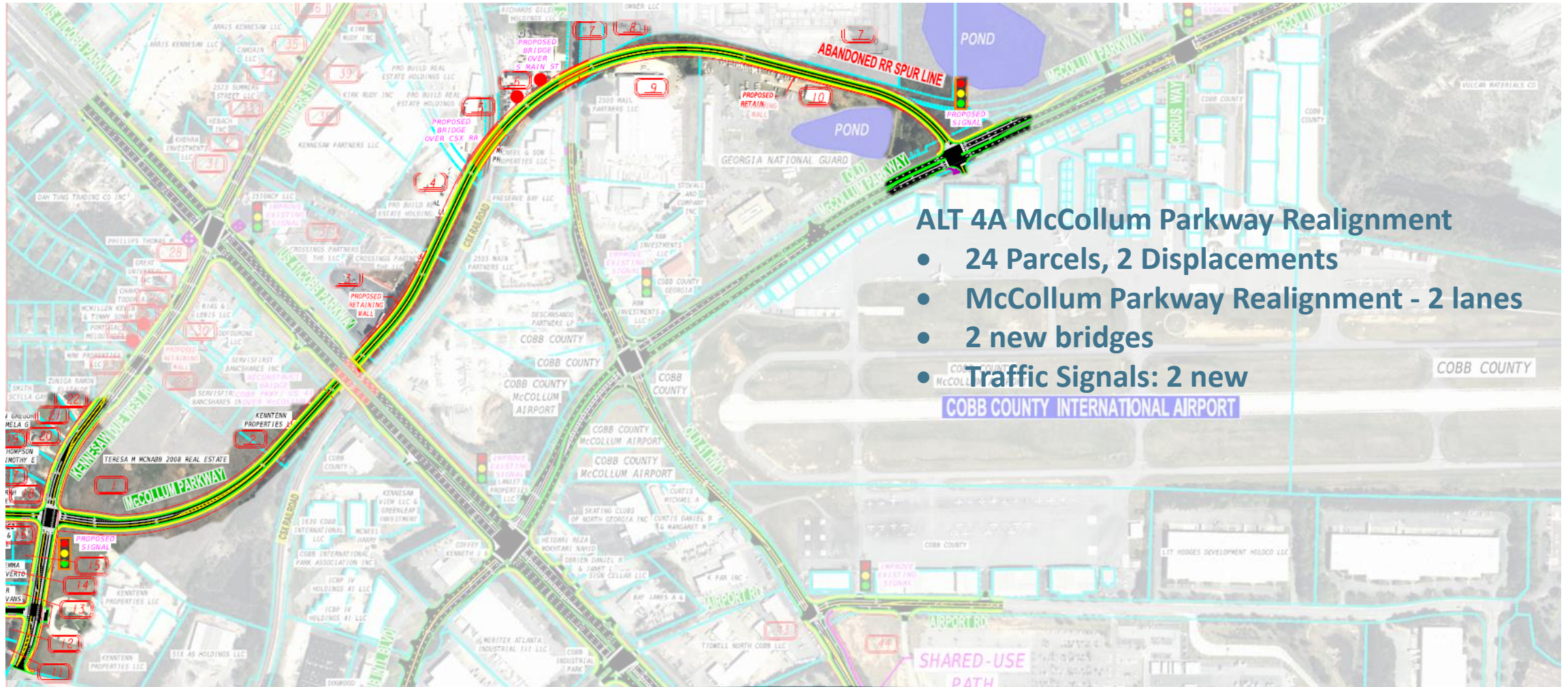
McCollum Parkway Realignment B/C Ratio		
Design Life Operational Benefit	\$2,989,465	Weight=100%
Design Life Safety Benefit	\$0	Weight=0%
Total Weighted Benefit	\$2,989,465	
Design Life Operational Cost	\$33,880,571	Weight=100%
Design Life Safety Cost	\$0	Weight=0%
Total Weighted Cost	\$33,880,571	
Project Benefit-Cost Ratio	0.09	

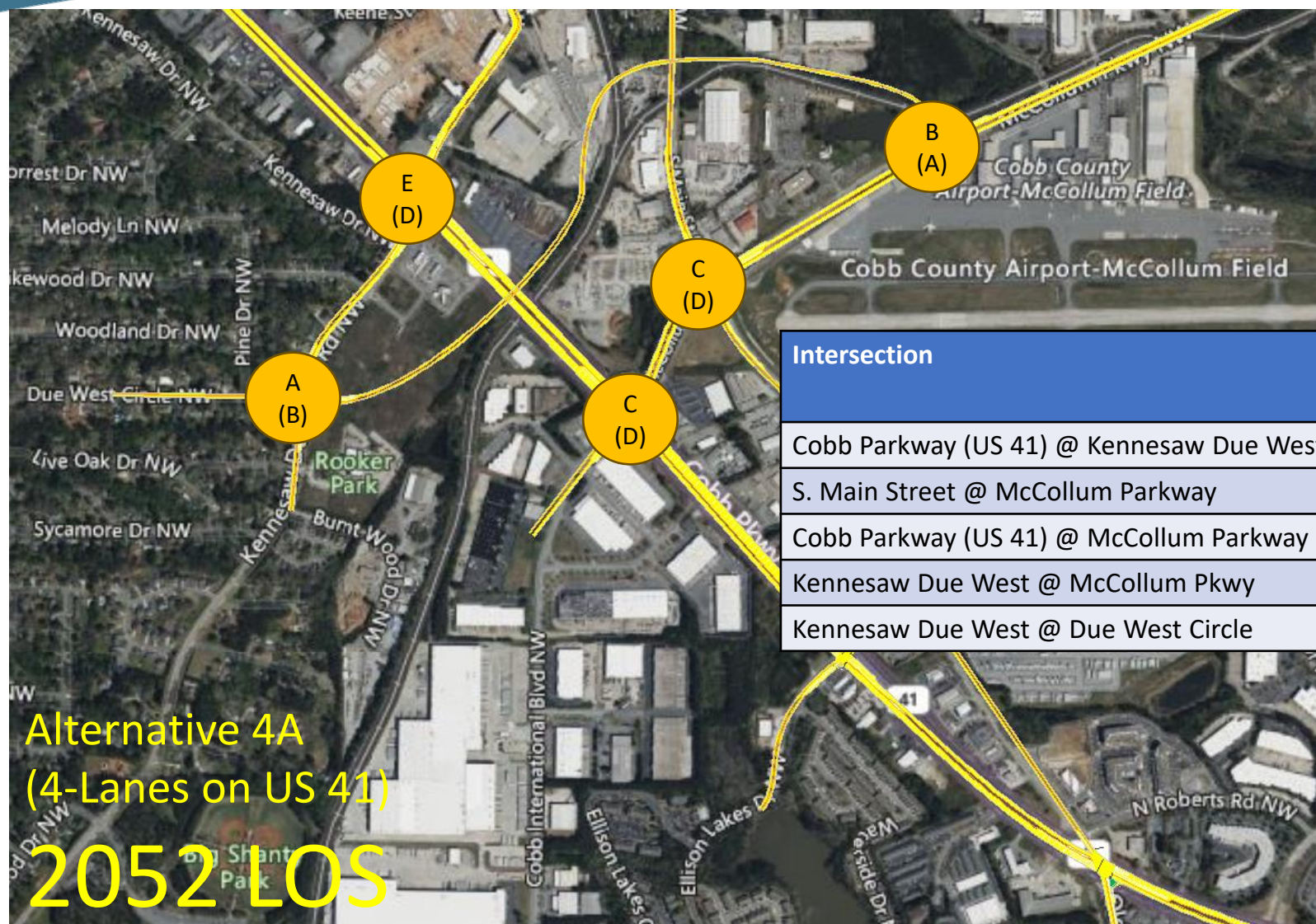


Alternative 4A



Alternative 4A – Concept Layout





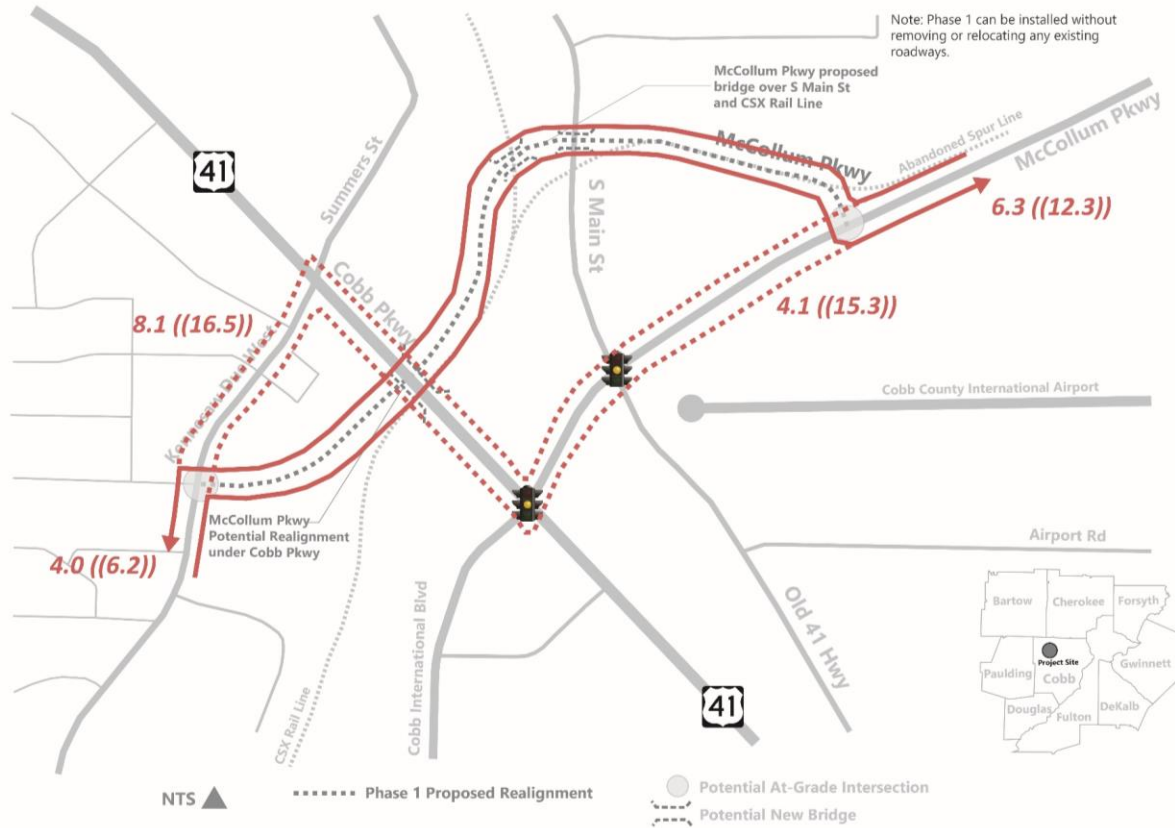
4-Lane Option

Intersection	2052 LOS (DELAY, s)		No-Build	
	AM	PM	AM	PM
Cobb Parkway (US 41) @ Kennesaw Due West	E (70.2)	D (41.0)	F (170.1)	F (83.4)
S. Main Street @ McCollum Parkway	C (27.3)	D (42.3)	D (36.0)	E (55.5)
Cobb Parkway (US 41) @ McCollum Parkway	C (21.3)	D (49.5)	C (25.4)	F (103.3)
Kennesaw Due West @ McCollum Pkwy	B (12.1)	A (6.7)	n/a	n/a
Kennesaw Due West @ Due West Circle	A (6.2)	B (17.8)	n/a	n/a

Alternative 4A – Synchro Results



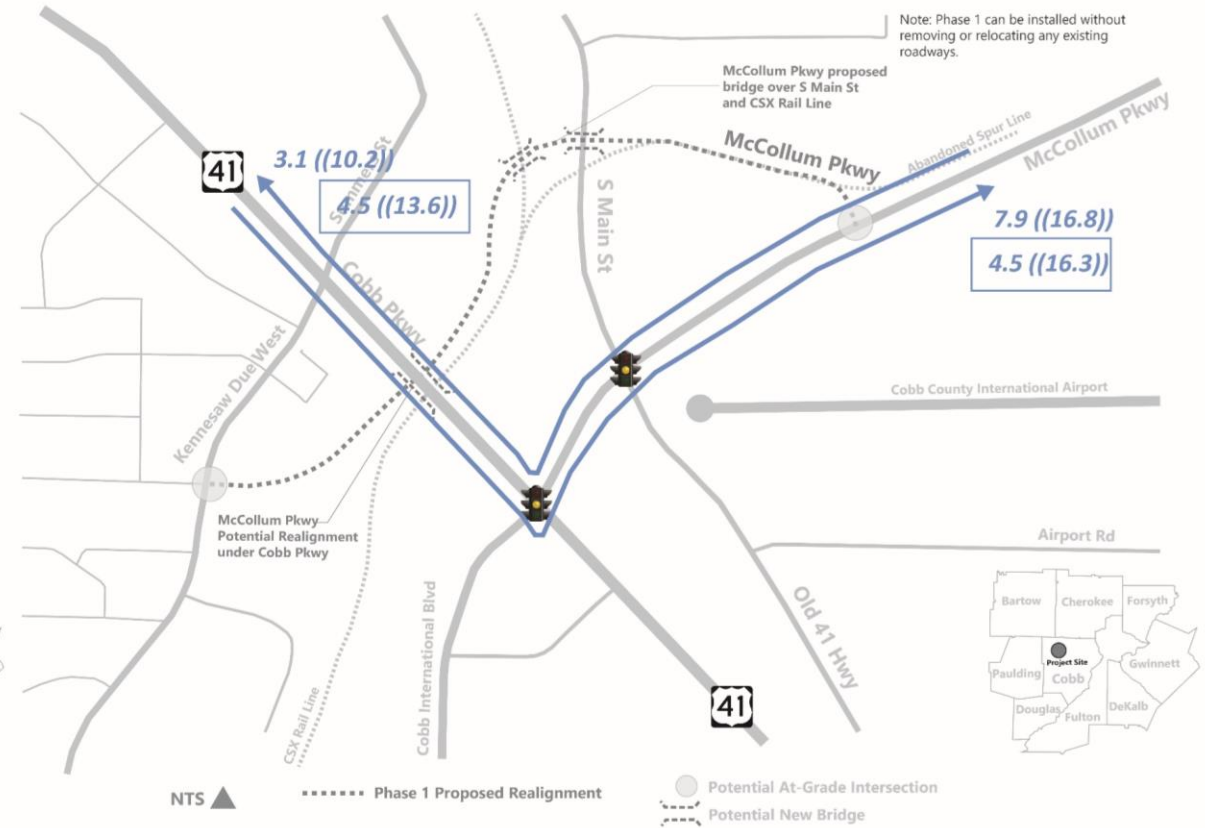
Alternative 4A – VISSIM Travel Time Results



AM ((PM)) Travel Time Min. (2052)

Travel Route

No Build Travel Route



AM ((PM)) Travel Time Min. (2052)

Travel Route

AM ((PM)) No Build Travel Time Min. (2052)



Alternative 4A – Cost Estimate

	McCollum Parkway Realignment
Construction Cost	\$ 22,721,266.40
<i>Constr Contingency 15%</i>	<i>\$ 3,408,189.96</i>
R/W Cost	\$ 11,076,000.00 (24 Parcels, 2 Displacements)
Utility Cost	\$ 4,928,500.00
PE Cost	\$ 2,272,126.64
Total	\$ 44,406,083.00



Alternative 4A – Benefit Cost Ratio

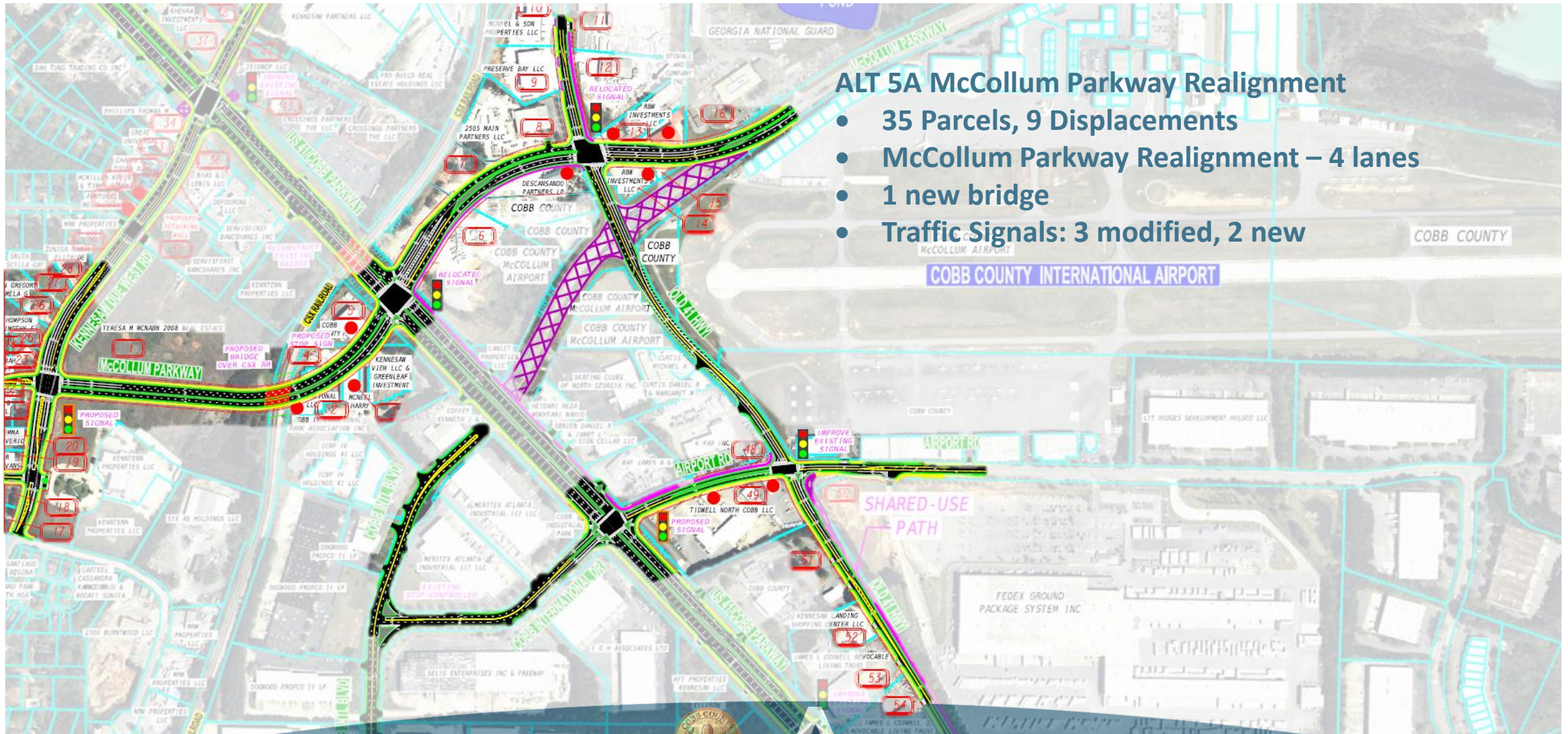
McCollum Parkway Realignment B/C Ratio		
Design Life Operational Benefit	\$58,854,799	Weight=100%
Design Life Safety Benefit	\$0	Weight=0%
Total Weighted Benefit	\$58,854,799	
Design Life Operational Cost	\$44,406,083	Weight=100%
Design Life Safety Cost	\$0	Weight=0%
Total Weighted Cost	\$44,406,083	
Project Benefit-Cost Ratio	1.33	



Alternative 5A



Alternative 5A – Concept Layout



ALT 5A McCollum Parkway Realignment

- 35 Parcels, 9 Displacements
- McCollum Parkway Realignment – 4 lanes
- 1 new bridge
- Traffic Signals: 3 modified, 2 new



4-Lane Option

Intersection

2052 LOS (DELAY, s)

No-Build

AM

PM

AM

PM

Cobb Parkway (US 41) @ Kennesaw Due West

E (77.6)

D (49.8)

F (170.1)

F (83.4)

S. Main Street @ McCollum Parkway

C (24.7)

D (41.7)

D (36.0)

E (55.5)

Cobb Parkway (US 41) @ McCollum Parkway

C (34.5)

D (35.4)

C (25.4)

F (103.3)

Old Hwy 41 @ Old Airport Road

B (18.5)

E (66.5)

B (14.3)

B (19.4)

Cobb Parkway (US 41) @ Airport Road Ext.

B (12.8)

C (23.4)

n/a

n/a

Kennesaw Due West @ McCollum Pkwy

E (70.1)

B (14.4)

n/a

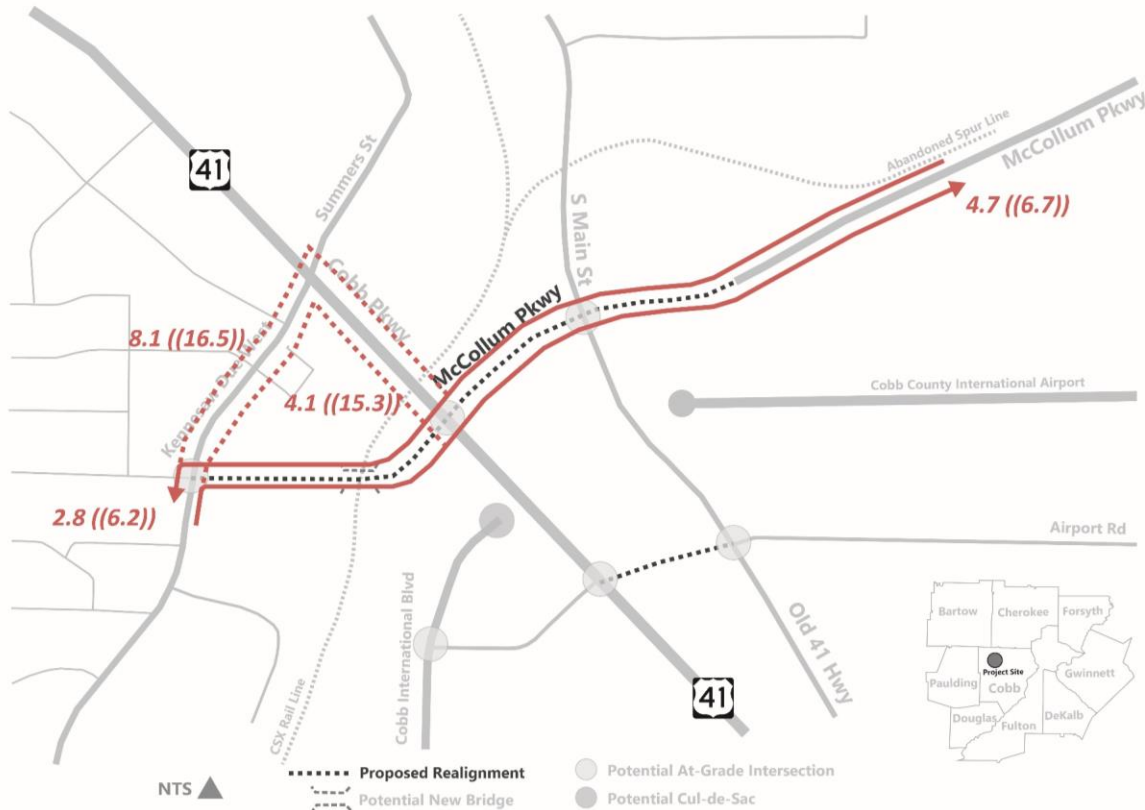
n/a

Alternative 5A – Synchro Results

Alternative 5A
(4-Lanes on US 41)
2052 LOS



Alternative 5A – VISSIM Travel Time Results



AM ((PM))
 Travel Time Min. (2052)
 Travel Route
 No Build Travel Route



AM ((PM))
 Travel Time Min. (2052)
 Travel Route
 No Build Travel Time Min. (2052)



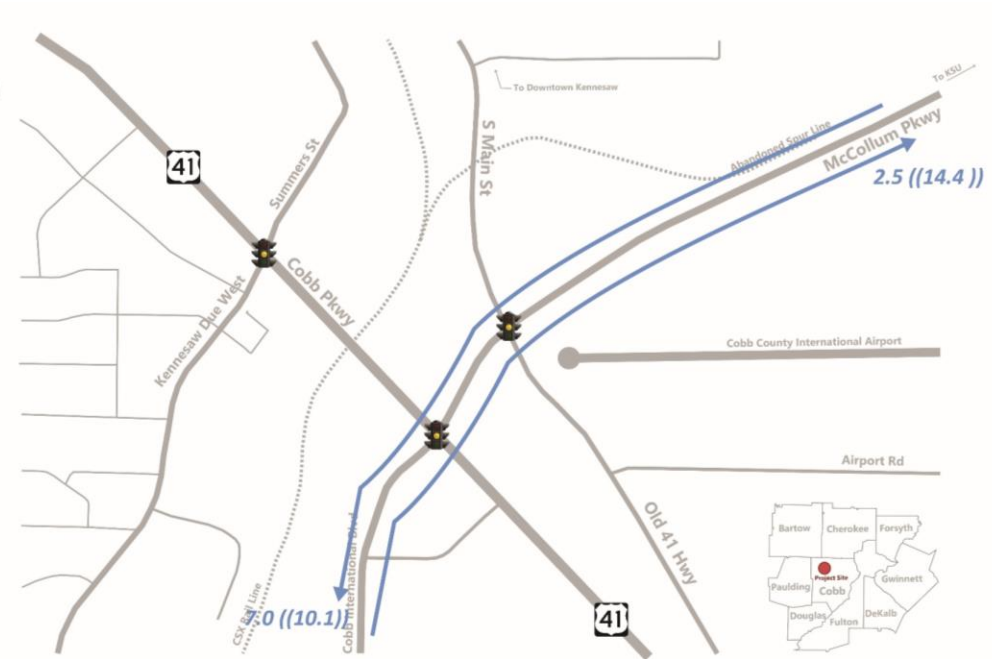
Alternative 5A – VISSIM Travel Time Results Comparison to No Build

Alternative 5A



AM ((PM)) Travel Time Min. (2052)
 Travel Route
AM ((PM)) Travel Time Min. (2052)
 Alternate Travel Route

No Build



AM ((PM)) Travel Time Min. (2052)
 Travel Route



Alternative 5A – Cost Estimate

	McCollum Parkway Realignment
Construction Cost	\$ 19,176,538.60
<i>Constr Contingency 15%</i>	<i>\$ 2,876,480.79</i>
R/W Cost	\$ 22,151,000.00 (35 Parcels, 9 Displacements)
Utility Cost	\$ 5,176,500.00
PE Cost	\$ 1,917,653.86
Total	\$ 51,298,173.25



Alternative 5A – Benefit Cost Ratio

McCollum Parkway Realignment B/C Ratio		
Design Life Operational Benefit	\$100,624,497	Weight=100%
Design Life Safety Benefit	\$0	Weight=0%
Total Weighted Benefit	\$100,624,497	
Design Life Operational Cost	\$51,298,173	Weight=100%
Design Life Safety Cost	\$0	Weight=0%
Total Weighted Cost	\$51,298,173	
Project Benefit-Cost Ratio	1.96	



Alternatives Cost-Benefit Summary

Alternative	Total Cost	Total Benefit	B/C Ratio
Alternative 1A	\$33,880,571	\$2,989,465	0.09
Alternative 4A	\$44,406,083	\$58,854,799	1.33
Alternative 5A	\$51,221,673	\$100,624,497	1.96



Schedule

EXHIBIT B - SCHEDULE FOR REALIGNMENT OF US 41/MCCOLLUM PARKWAY SCOPING STUDY

TASK DESCRIPTION		DURATION	2024											
			JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TASK 1														
PROJECT MANAGEMENT		10 months												
TASK 2														
RITIS ANALYSIS		1 month												
TASK 3														
VISSIM ANALYSIS		4 months												
TASK 4														
ADDITIONAL ALTERNATIVES ANALYSIS, B/C RATIO & PREFERRED ALTERNATIVE		9 months												



NEXT STEPS

- ❖ Alternatives Analysis
- ❖ Conduct Public Meeting # 2
- ❖ Select Preferred Alternative
- ❖ Concept Report



Key Contact Information

Cobb County Department of Transportation
Juliane Dixon-Crump, Project Manager
Juliane.Dixon-Crump@CobbCounty.org

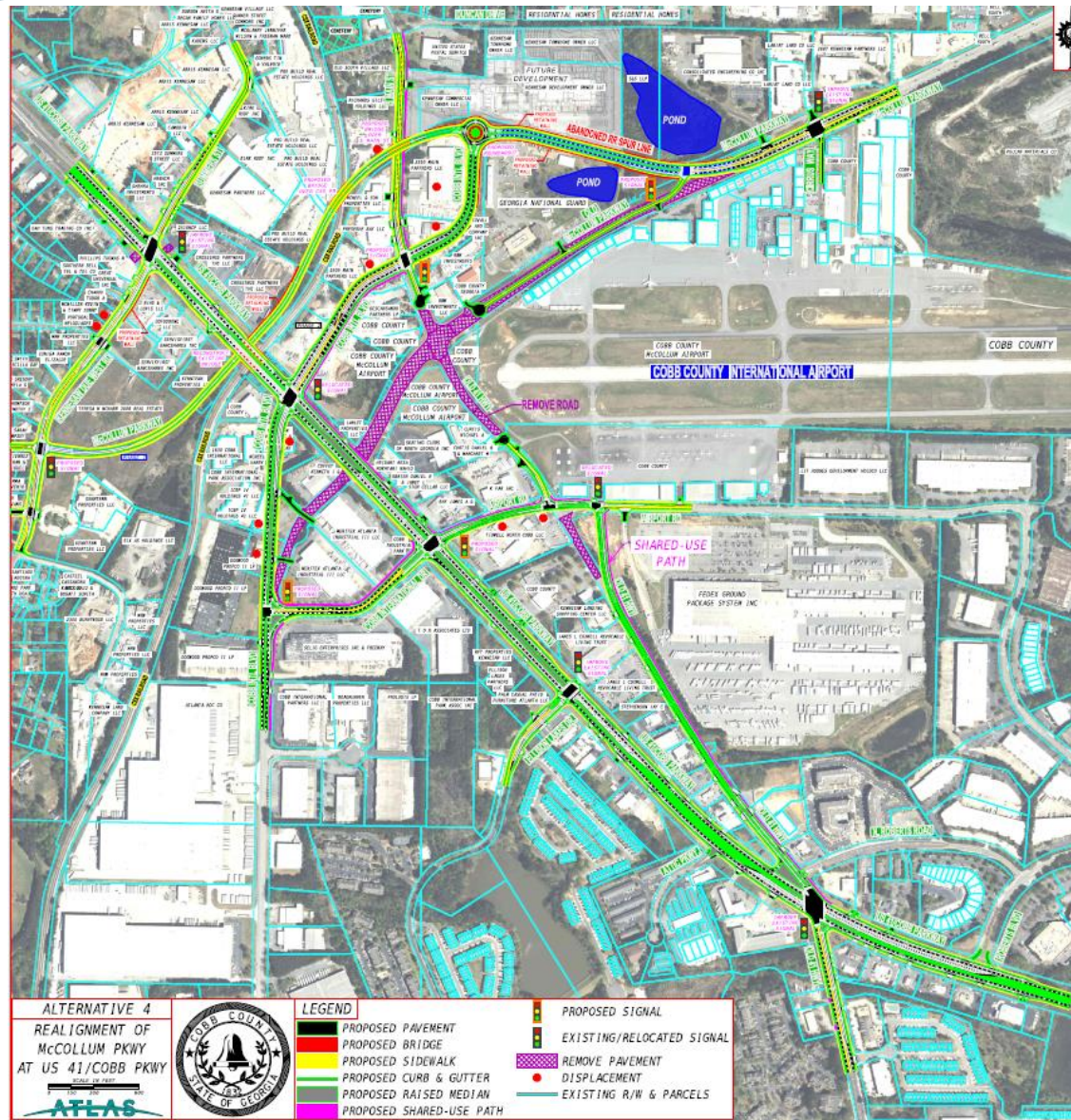
Atlas Technical Consultants:
L N Manchi, PE, PMP
Consultant Project Manager
LN.Manchi@oneatlas.com



QUESTIONS & ANSWERS

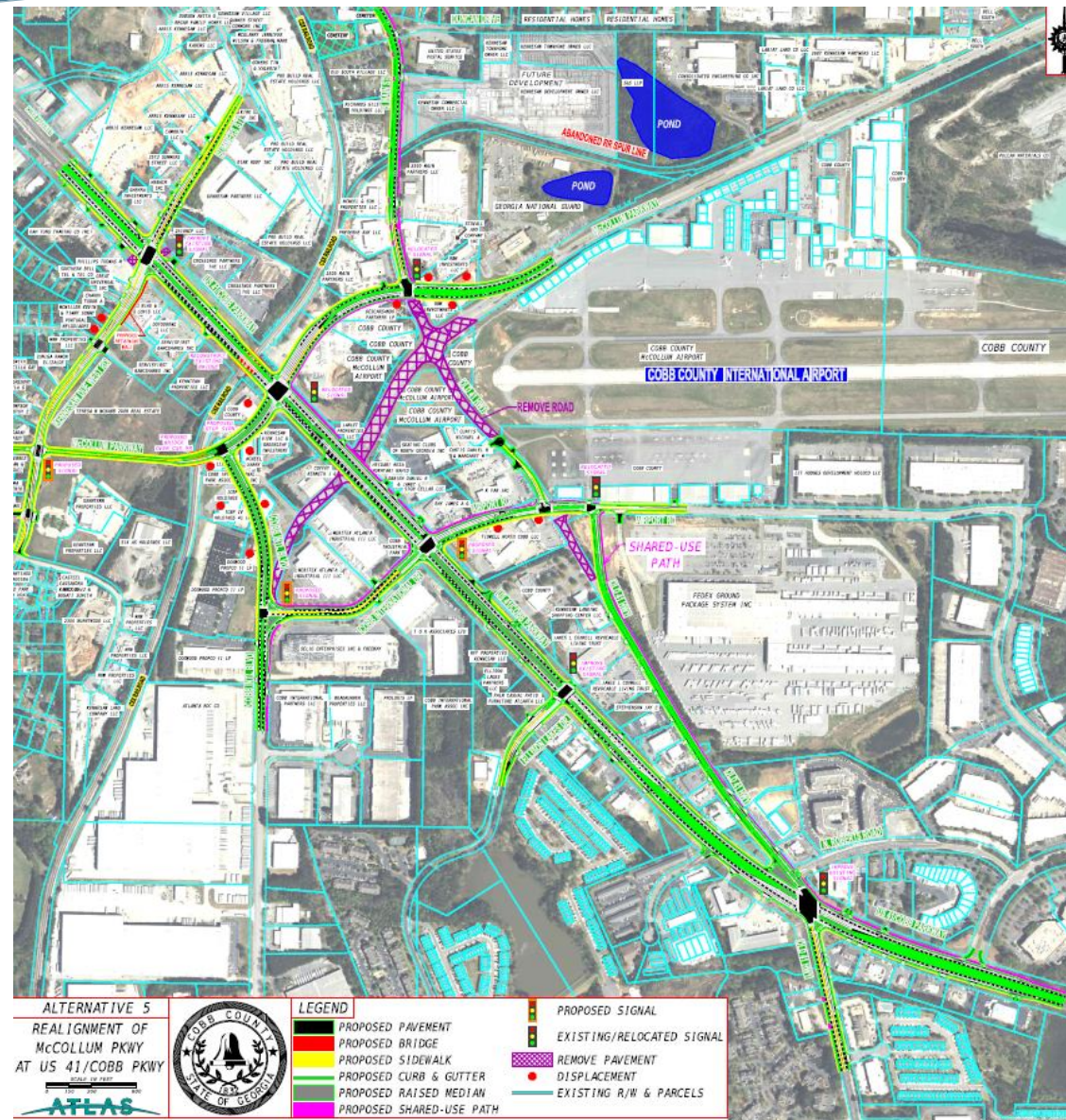






Alternative 4 - Concept Layout





Alternative 5 - Concept Layout





August 2024 Crime Statistics

Crimes	August 2024	August 2023	YTD (01/01/24)- (08/31/24)	YTD (01/01/23)- (08/31/23)
Assault Offenses	16	33	220	247
Motor Vehicle Theft	3	1	21	9
Burglary	1	5	23	21
Homicide Offenses	1	0	2	0
Larceny	9	8	76	92
Sex Offenses	1	1	10	15
Robbery	0	1	2	7
Total	31	49	354	391

	August 2024	August 2023	YTD (01/01/24)- (08/31/24)	YTD (01/01/23)- (08/31/23)
Dispatched Calls for Service	779 (-57)	836	6121 (-559)	6680
Self-Initiated Activity	1377 (+193)	1184	9549 (+1207)	8342
Traffic Citations	593 (-436)	1029	4667 (-1646)	6313
Traffic Warnings*	687 (+512)	175	4807 (+2635)	2172
Arrests**	73 (-34)	107	766 (+54)	712

*Warnings do not include verbal warnings
 **Arrests statistics do not include juveniles

	August 2024	August 2023	YTD (01/01/24)- (08/31/24)	YTD (01/01/23)- (08/31/23)
Auto Accident	106 (-11)	117	836 (-29)	865
Accident W/ Injury	9 (-4)	13	67 (-28)	95
Hit and Run	8 (-9)	17	89 (-32)	121
Hit and Run W/ Injury	0	0	1	1
Person Hit by Auto W/ Injury	0 (-1)	1	5 (-1)	4



**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
9/30/2024
Public Comment Sign-in**

	Name	Address	Topic
1			
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