

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

**Livestream: www.kennesaw-ga.gov/publicmeetings/
January 27, 2025
6:30 PM**

Present	Mayor Derek Easterling Mayor Pro Tem Pat Ferris Councilmember Madelyn Orochena Councilmember Tracey Viars Councilmember Antonio Jones Councilmember Anthony Gutierrez City Clerk Lea Alvarez 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

5. Presentations

6. Old Business

7. New Business

A. Appeal Hearing: Occupational Tax License for The Event Lounge

The appeal hearing will be held on February 3, 2025, at the City Council regular meeting.

Ms. Alvarez stated that an appeal hearing for the suspension of the Occupational Tax Certificate for The Event Lounge will be held at the regular City Council meeting on Monday, February 3, 2025 at 6:30 p.m. Ms. Alvarez read the summary of events written on the item report for the Council for context.

Mayor Pro Tem Ferris asked if the hearing had already gone before the License Review Board. Ms. Alvarez stated this appeal hearing goes straight before the Mayor and City Council.

8. Committee and Board Reports

9. Public Hearing(s)

A. **Resolution: Opt out of Statewide Homestead Exemption Pursuant to O.C.G.A § 48-5-44.2.**

Consideration for approval of a Resolution authorizing the City of Kennesaw to opt out of the statewide homestead exemption pursuant to O.C.G.A. § 48-5-44.2.

The second public hearing for this resolution authorizing the City of Kennesaw to opt out of the statewide homestead exemption pursuant to O.C.G.C § 48-5-44.2 will be held on Monday, February 3, 2025 at 10:30 a.m. and the third and final public hearing will be held at the regular City Council meeting on Monday, February 3, 2025 at 6:30 p.m.

10. Consent Agenda

A. **Minutes: January 13, 2025 Work Session**

Approval of the January 13, 2025, City Council work session minutes.

B. **Minutes: January 13, 2025 Executive Session**

Approval of the January 13, 2025, City Council executive session minutes.

C. **Minutes: January 21, 2025 Regular Meeting**

Approval of the January 21, 2025, City Council regular meeting minutes.

11. General and Administrative

A. **Alcohol License: Keke's Breakfast Cafe**

Consideration for approval of an Alcohol License for Beer, Wine, and Sunday Sales for Kennesaw Walk Keke's LLC d/b/a Keke's Breakfast Cafe located at 2090 Baker Rd., Suite 201, Kennesaw, GA 30144.

Business License Manager LaMaya Edmonds presented an Alcohol License for Beer, Wine, and Sunday Sales for Kennesaw Walk Keke's LLC d/b/a Keke's Breakfast Cafe located at 2090 Baker Road, Suite 201. The applicant has completed the required alcohol workshop. Signs have been posted and it has been properly advertised. The current application and background check are on file.

Ms. Edmonds noted that the applicant is an out of state corporation, so an authorized agent will be present on Monday.

B. **Budget Adjustments: Fiscal Year 2024**

Consideration for approval of budget adjustments for fiscal year ended September 30, 2024.

Finance Director Gina Auld presented the budget adjustments for fiscal year ended September 30, 2024. Ms. Auld presented a summary of those adjustments [see **Exhibit A**].

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

12. Public Safety

13. Information Technology

14. Public Works and Building Maintenance

A. Resolution: Sewer Easement to Cobb County Water

Consideration for approval of a Resolution authorizing a Sewer Easement Agreement with Cobb County Water.

Public Works Director Ricky Stewart presented a resolution authorizing a sewer easement agreement with Cobb County Water. There is an existing sewer line that runs through the back of 3080 Moon Station Road, which is the Public Works and Community Development property, and Cobb Water is asking for a permanent, 20-foot wide easement on it.

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

B. Resolution: Dedication of Grenadine Circle in Villas at Hickory Grove

Consideration for approval of a Resolution accepting the dedication of Grenadine Circle to the City of Kennesaw.

Mr. Stewart presented a resolution accepting the dedication of Grenadine Circle in the Villas of Hickory Grove to the City of Kennesaw. Grenadine Circle is a single roadway with an area of 2.167 acres and 50 feet of right of way. The construction of the street and the installation of the storm system were inspected by the City while the development was being built to ensure that all was to City standards and specifications. All inspections were passed and approved. The street has since gone through the one-year warranty period and re-inspection. Mr. Stewart stated that Public Works is now satisfied that the street can be accepted.

The developer provided a quitclaim deed to Grenadine Circle, but Legal has advised the City would need a warranty deed. Mr. Stewart asked that if the Council approves this item, that they do it conditionally based on the developer providing a warranty deed.

Mayor Easterling stated the item would remain where it is on the agenda for the regular meeting.

C. Resolution: Land Appraisal for Abandoned Right-of-Way

Consideration for approval of a Resolution approving the appraised value for abandoned right-of-way at 2995 and 2997 North Main Street.

[Councilmember Orochena recused herself from discussion on this item due to her parents owning the properties].

Mr. Stewart presented a resolution approving the appraised value for abandoned right of way at 2995 and 2997 North Main Street. At the last meeting where this abandonment was discussed, the original depth was 30 feet, Mr. Stewart advised that staff did go back and discuss with the property owner and reduced it to 25 feet. For tonight's discussion, Mr. Stewart shared that the property owner got an appraisal from a licensed appraiser, and the fair market value was appraised at \$9,000. He is bringing this number to Council for consensus that it is a fair number to consider. If the Council considers it so, staff will then go back to the property owner and make them aware that it was approved as fair market value and for the property owner to go ahead and submit an offer on the property.

Mayor Pro Tem Ferris asked if the \$9,000 is based on the property owner's appraisal. Mr. Stewart said the property owner had to hire a licensed land appraiser for the appraisal.

Mayor Pro Tem Ferris asked the City Attorney if the City has any obligation to the public to have our own appraisal done. Mr. Bentley, Sr. responded that the City could hire an appraiser to appraise the property. Mr. Ferris stated he would be more comfortable if the City did.

Mayor Easterling stated that if the cost to hire an appraiser is reasonable for Mr. Stewart to go ahead and get an appraisal done for the property. He asked to postpone this item until February 10, 2025, City Council work session and the February 17, 2025, City Council regular meeting.

15. Recreation and Culture

16. Community Development

17. Public Comments

6:43 p.m. Floor Open for Public Comments

No comments

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

18. City Manager's Report

A. Reports, Discussions, and Updates

City Manager Jeff Drobney did not have anything to report tonight.

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

A. Discussion: Council Retreat

Discussion requested by Councilmember Orochena regarding the scheduling of a Council retreat.

Councilmember Orochena asked to revisit the discussion item regarding a Council retreat. She sees a benefit to it, but didn't feel like the Council came to a resolution last time it was discussed.

Councilmember Jones stated he would not be opposed to it, but asked for plenty of notice.

Mayor Pro Tem Ferris asked Councilmember Orochena what the benefits would be in having the retreat. Councilmember Orochena doesn't see any downside to sitting down and understanding each other's goals, especially as a new councilmember.

Mayor Easterling indicated that this would not be a retreat with staff, just a retreat with Council.

Councilmember Gutierrez said he was on board with having the retreat.

Mayor Easterling said he would speak with the Council and get back to Councilmember Orochena.

Mayor Pro Tem Ferris said that in order to have an effective retreat, there needed to be a set agenda with specific goals and outcomes.

B. Discussion: Art Mural

Discussion requested by Councilmember Jones regarding the creation of an art mural on a retaining wall across from Kennesaw Station next to McCollum Park.

Councilmember Jones wanted to discuss the creation of an art mural on an a retaining wall across from Kennesaw Station next to McCollum Park.

Mayor Easterling said the request would be passed along to to Vanita Keswani, the City's new Arts Programming Coordinator.

C. Discussion: Elected Official Photos

Discussion requested by Councilmember Jones regarding the inclusion of the American Flag in the headshots of the elected officials.

Councilmember Jones shared that he would like to include the American Flag in the headshot of the elected officials.

The Council agreed to include the American Flag in elected official photos.

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 6:58 p.m. The regular meeting will be held on Monday, February 3, 2025, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.

Lea Alvarez, City Clerk

DRAFT

City of Kennesaw
ADJUSTMENT TO ANNUAL BUDGET
Fiscal Year Ended September 30, 2024

Fund	Description	Amount	
		DR	CR
General Fund	Finance, P&Z, Econ Dev Salaries – increased for comp study & being fully staffed	46,000	
General Fund	Interest – Capital Leases	2,500	
General Fund	Streets – Salaries – decreased not fully staffed		48,500
Opioid Fund	Opioid Settlement Revenue – new fund		50,000
Opioid Fund	Opioid Expenditures – new fund	50,000	
Hotel/Motel	Hotel/Motel Expenditures – collected more revenue than expected so more paid out	600	
Hotel/Motel	Hotel/Motel Revenue - collected more revenue than expected		600
Impact Fees	Park Improvements – Chalker Park	32,412	
Impact Fees	Working Capital Reserves		32,412
Impact Fees	Machinery & Equipment – Park Security Cameras	106,000	
Impact Fees	Use of Prior Year Reserves		106,000
Cemetery Fund	Other Professional Services – Surveying Fees	900	
Cemetery Fund	Cemetery Fee Revenue		900
SPLOST	2022 Depot Park Improvements	264,657	
SPLOST	2022 Neighborhood Improvements		264,657

TOTAL

\$503,069 \$503,069

JUSTIFICATION AND BACKGROUND:

Fiscal Year End Realignment for Annual Financial Reporting Purposes.

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

1/27/2025

Public Comment Sign-in

Name

Address

Topic

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