

**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/
February 24, 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

8. Committee and Board Reports

A. Road Closures: Big Shanty Festival

Consideration for approval of road closures to support the Big Shanty Festival on April 11-13, 2025.

Assistant City Manager Marty Hughes presented the road closures for the Big Shanty Festival that will be held on April 11-13, 2025.

The road closures include the following:

- 1.) Beginning Friday, April 11 at 6:00 PM until Sunday, April 13 at 8:00 PM:
 - J.O. Stephenson Avenue from Main Street to Dallas Street

- Cherokee Street from Main Street to Shirley Drive/Big Shanty Drive
- Watts Drive from Dallas Street to Main Street
- Lewis Street from Dallas Street to Main Street

2.) Beginning Saturday, April 12 at 6:00 AM until Sunday, April 13 at 8:00 PM:

- Main Street from Summer Street to Moon Station Road

3.) The following road closures support the Big Shanty Festival parade on Saturday, April 12:

- Main St. will be closed from Park Drive to Watts Drive 9:15 – 11:00 AM.
- The following roads will be closed at Main St. 9:15 – 10:45 AM:
 - o Park Drive
 - o Dallas Street
 - o Whitfield Place
 - o Moon Station Road
 - o Lewis Street
 - o J.O. Stephenson Avenue
 - o Cherokee Street
 - o Watts Drive
- Watts Drive will be closed from the entrance to Adams Park to Main Street 9:15 – 10:30 AM
- Dallas Street will be closed from 9:15 – 10:45 AM

Mayor Pro Tem Ferris stated the event is never done by 8:00 p.m. He thought it would be better to change the time to 9:00 p.m. The time will be administratively changed for the regular meeting.

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

9. Public Hearing(s)

10. Consent Agenda

A. Minutes: February 10, 2025 Work Session

Approval of the February 10, 2025, City Council work session minutes.

B. Minutes: February 17, 2025 Regular Meeting

Approval of the February 17, 2025, City Council regular meeting minutes.

11. General and Administrative

12. Public Safety

A. Crime Statistics: January 2025

Consideration to accept the January 2025 Crime Statistics.

Chief Westenberger presented the January 2025 crime statistics [See **Exhibit A**]. He

noted that the crime statistics are in a new format thanks to a Crime Analyst in Residence grant through Project Safe Neighborhoods that is coordinated by the U.S. Attorneys' Offices. They contracted with a group to come to work with the Kennesaw Police Department's Crime Analyst to create more automation. Prior to this grant, the Police Department manually entered the numbers, which took an enormous amount of time. Now, the report can be generated in under 10 minutes. This report gives us a better view of what is happening within the City.

13. Information Technology

14. Public Works and Building Maintenance

A. Resolution: 2025 Community Development Block Grant (CDBG) Subrecipient Agreement

Consideration for approval of a Resolution authorizing the subrecipient agreement for use of Community Development Block Grant (CDBG) funds between Cobb County and the City of Kennesaw.

Assistant Public Works Director Tim Cox presented a resolution authorizing the subrecipient agreement for the use of Community Development Block Grant (CDBG) funds between Cobb County and the City of Kennesaw. Mr. Cox stated that the Cobb County Board of Commissioners appropriated \$117,446.00 for the City's continuation of the CDBG program. This grant will be used for new sidewalk installation in Woodland Acres subdivision.

Mayor Pro Tem Ferris asked how close Public Works was to completing the work at Woodland Acres. Mr. Cox responded that this grant will put Public Works very close with finishing the sidewalks in the neighborhood.

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

B. Resolution: Pipe Purchase for Stormwater Project

Consideration for approval of a Resolution approving the purchase of pipe for Public Work's stormwater construction project.

Mr. Cox presented a resolution to approve the purchase of pipe for a stormwater construction project that was approved as part of the Fiscal Year 2025 budget. The project requires the purchase of 100 feet of 48" pipe and 200 feet of 60" pipe. Staff received three quotes for the material, with the lowest quote being \$30,470.00 from Advanced Drainage Systems, Inc.

Mayor Pro Tem Ferris asked where the work was being done. Mr. Cox responded that the work was being done at the Dale Burrell Public Works Complex.

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

C. Resolution: Professional Services Contract for Construction of the

Public Safety Facility

Consideration for approval of a Resolution executing a Professional Services Contract with Patterson & Dewar Engineers, Inc. for the construction of the Public Safety Facility.

Building Facilities Director Robbie Balenger presented a resolution executing a Professional Services Contract with Patterson & Dewar Engineers, Inc. for the construction of the Public Safety Facility. The contract includes construction administration services, observing the construction process, and onsite meetings with architects, City staff, and Gay Construction Company. The Program Manager and Architect will also review shop drawings and submittals, provide responses and clarifications to contractor RFIs, conduct one pre-punch list walk, and one final punch list verification walk.

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

D. Resolution: Contract for Construction of the Public Safety Facility

Consideration for approval of a Resolution executing an agreement with Gay Construction for the construction of the new Public Safety Facility.

Mr. Balenger presented a resolution executing an agreement with Gay Construction Company for the construction of the new Public Safety Facility. Gay Construction Company has provided the City with a Guaranteed Maximum Price of \$13,922,927.00 for the project. This amount is a not-to-exceed amount that is guaranteed to complete the project. The Council previously approved Gay Construction Company with a CMAR contract via Resolution 2024-07 on February 9, 2024.

Councilmember Orochena referenced the Fiscal Impact on the Item Report and asked what the breakdown is for the cost. Dr. Drobney stated the City does not know the breakdown just yet. The City does not have the full construction drawings to price that out yet. Dr. Drobney emphasized that we know how much money is set aside for the project and, like what was done with the Recreation Center, the City came in hundreds of thousands of dollars under budget. We know what the guaranteed maximum price is, but we do not know the final numbers with any savings.

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

15. Recreation and Culture

A. Resolution: 2025 RCS Productions Contract

Consideration for approval of a Resolution executing a contract with RCS Productions Inc. for the 2025 Concert Series.

Assistant Parks and Recreation Director Elizabeth Weaver presented a resolution executing a contract with RCS Productions for the 2025 Concert Series.

After receiving confirmation from the Council, Mayor Easterling suggested moving the

item to the Consent Agenda for the regular meeting.

B. Resolution: 2025 Sports Association Facility Use Agreement

Consideration for approval of a Resolution renewing the 2025 Sports Association Facility Use Agreement.

Parks and Recreation Director Bill McNair presented a resolution renewing the 2025 Sports Association Facility Use Agreement. Staff changed the terms of the agreement to November 1, 2025, to help better plan for the spring.

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

16. Community Development

A. Resolution: 2025 Livable Centers Initiative (LCI) application

Consideration for approval of a Resolution authorizing support for the Livable Centers Initiative (LCI) planning grant application and committing the required matching funds. Case MISC#2025-02.

Assistant Zoning Administrator and Planner Chanelle Campbell presented a resolution authorizing support for the Livable Centers Initiative (LCI) plan and committing the required matching funds. Ms. Campbell shared that Planning and Zoning is in the middle of the process of applying for a LCI study that will focus on Cobb Parkway, specifically the intersection between Watts Drive and Kennesaw Due West. The study's goal is to identify potential catalytic areas along Cobb Parkway with a vision of encouraging creative place making, compatible land use, and walkability. If approved, the Atlanta Regional Commission will convey 80% of the study while the City is responsible for the remaining 20% of the funding. Planning and Zoning is requesting \$200,000 in funding, so the City's contribution would be around \$40,000.

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

B. Final Plat Application: 3560, 3530 Cherokee Street and 1880, 1875 Maple Drive

Final plat application submitted by East Park JV LLC, VCP Kennesaw, and VCP Kennesaw PCB, LLC for (parcel # 20009904310, 20009904320, 20009904330, 20009904350); the final plat was submitted to revise the property line for Tract 2, Tract 7, Tract 4 and Tract 5 as well as notate updates to Cobb County easements (waterline, vault, sanitary and access easement). Case #FP2025-01.

Ms. Campbell presented a final plat application submitted by East Park JV LLC, VCP Kennesaw, and VCP Kennesaw PCB, LLC for 3560, 3530 Cherokee Street and 1880, 1875 Maple Drive to revise the property line for Tract 2, Tract 7, Tract 4 and Tract 5 as well as notate updates to Cobb County easements, including waterline, vault, sanitary, and access. A final plat was previously approved by the Mayor and Council and recorded in 2022. The Plan Review Committee reviewed the plat and deemed it in compliance.

Mayor Pro Tem Ferris asked if the City knew what the commercial portions of the property were going to be. Ms. Campbell stated the final plat was regarding the multi-family portion, but that a representative from Tellus Partners was present to discuss the commercial component.

The representative stated that Lidl still has a small portion of the commercial, but that Tellus Partners is not sure what Lidl plans to do regarding the store. There is no definitive answer at the moment regarding the remaining commercial pieces as many are waiting until after the widening project is completed on Cherokee Street.

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

17. Public Comments

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

TIMOTHY HEYING [City Resident]: Mr. Heying presented a list of concerns and comments from various users of Reddit [See **Exhibit B**].

6:49 p.m. Floor Closed for Public Comments

18. City Manager's Report

A. Reports, Discussions, and Updates

Dr. Drobney did not have any updates.

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. **Update: City Parks**

Update requested by Councilmember Jones regarding status of upgrades to city-owned parks.

Councilmember Jones requested an update on the City's plans for the neighborhood parks. Dr. Drobney gave an update on each neighborhood park from 2020. He shared that the City continues to invest in those parks each year. The parks are on a cycle for updates every six to seven years.

Councilmember Jones asked if the Council was fine with authorizing solar lights in the parks. Councilmember Gutierrez asked if, when the Council directed staff to look into solar lights last year, whether anything of substance came from the research. Mayor

Pro Tem Ferris was worried about the cost. He agrees with parks being lit up, but solar lights are a specific request.

Mayor Pro Tem asked Dr. Drobney to have staff look into the cost with a contractor like Georgia Power for their standard lighting versus a vendor with solar lighting to compare.

Councilmember Jones is willing to spend extra money to do something different.

An update will be provided in 90 days.

B. Discussion: Solar Lights in City Parks

Discussion requested by Councilmember Jones regarding the installation of solar lights in city-owned parks.

[This discussion item was discussed under item 20. A]

Councilmember Jones shared that over the weekend, Chairwoman Cupid hosted the Black History Month Dessert Social and asked him to participate in a discussion panel. He shared that it was a wonderful and well-attended event.

Councilmember Gutierrez celebrated his niece's birthday over the weekend.

Mayor Pro Tem Ferris has been sneezing all day. Let's get ready for the pollen to coat everything over the next few weeks!

Councilmember Orochena had nothing to share tonight.

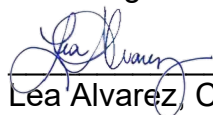
Councilmember Viars thanked everyone who was involved in getting the band lineup for the Concert Series this year.

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 7:03 p.m. The regular meeting will be held on Monday, March 3, 2025, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.



Lea Alvarez, City Clerk



January 2025 Crime Statistics

Group A Crimes	Jan, 2025	Jan, 2024	YTD 2025	YTD 2024
AGGRAVATED ASSAULT	6 (+4)	2	6 (+4)	2
INTIMIDATION	16 (+9)	7	16 (+9)	7
SIMPLE ASSAULT	17 (-7)	24	17 (-7)	24
HOMICIDE OFFENSES	0 (+0)	0	0 (+0)	0
SEX OFFENSES	3 (+0)	3	3 (+0)	3
KIDNAPPING	1 (+0)	1	1 (+0)	1
MOTOR VEHICLE THEFT	3 (+1)	2	3 (+1)	2
BURGLARY	3 (+0)	3	3 (+0)	3
ANIMAL CRUELTY	0 (+0)	0	0 (+0)	0
EMBEZZLEMENT	0 (-1)	1	0 (-1)	1
BRIBERY	0 (+0)	0	0 (+0)	0
ARSON	0 (+0)	0	0 (+0)	0
ROBBERY	0 (+0)	0	0 (+0)	0
FORGERY	4 (+3)	1	4 (+3)	1
EXTORTION	0 (-1)	1	0 (-1)	1
FRAUD OFFENSES	17 (+3)	14	17 (+3)	14
LARCENY/ THEFT OFFENSES	17 (-2)	19	17 (-2)	19
VANDALISM	7 (+1)	6	7 (+1)	6
STOLEN PROPERTY OFFENSES	3 (+1)	2	3 (+1)	2
DRUG/ NARCOTICS OFFENSES	35 (+12)	23	35 (+12)	23
PORNOGRAPHY/ OBSCENE MATERIAL	0 (-1)	1	0 (-1)	1
WEAPONS LAW VIOLATIONS	3 (-1)	4	3 (-1)	4
Total	135	114	135	114

	Jan, 2025	Jan, 2024	YTD 2025	YTD 2024
Auto Accidents	87 (-18)	105	87 (-18)	105
Accident W/ Injury	17 (+9)	8	17 (+9)	8
Hit and Run	9 (-7)	16	9 (-7)	16
Hit and Run W/ Injury	0 (+0)	0	0 (+0)	0
Person Hit by Auto W/ Injury	1 (-1)	2	1 (-1)	2

	Jan, 2025	Jan, 2024	YTD 2025	YTD 2024
Dispatched Calls for Service	695 (-16)	711	695 (-16)	711
Self-Initiated Activity	1348 (+409)	939	1348 (+409)	939
Traffic Citations	576 (-1)	577	576 (-1)	577
Traffic Warnings*	788 (+323)	465	788 (+323)	465
Arrests**	86 (+1)	85	86 (+1)	85

* Warnings do not include verbal warnings

** Arrests do not include juvenile arrests

Exhibit A

Issues to bring up for 2/24

- 1) Recycling. Possibly not often enough, getting proper cans not clear.
- 2) Intersection of Big Shanty Drive & Cherokee Street is a mess and imminent danger. Needs more enforcement & redesign.
- 3) Not enough nightlife, especially bars & clubs.
- 4) People miss murals. How do we request public art? Is there a budget? Can we fundraise for more art?
- 5) More bike lanes & sidewalks. Bike least trails.
- 6) Speed limits are confusing & poorly sized.
- 7) The Entons are auctioning off their property April 8th.
- 8) When is the next shredding event?
- 9) People aren't clear on zoning plan.
- 10) The light @ Sardis & Main doesn't keep up in morning & with train.
- 11) Shade at Depot Park when? When can we build it? How much?
- 12) What about the museum director.
- 13) Duncan @ post office a mess. Claimed to reach out to Public Works with no response.
- 14) Can I have a beer with Pat Fenn?

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

2/24/2025

Public Comment Sign-in

	Name	Address	Topic
1	Timothy Hegins	2059 White Oak Crt	Online Guest
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