

**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/
March 31, 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

A. Proclamation: Education and Sharing Day

Proclamation presented by Mayor Easterling recognizing April 9, 2025, as Education and Sharing Day in the City of Kennesaw.

The presentation will be held at the regular meeting on Monday, April 7, 2025, at 6:30 p.m.

This proclamation will be presented at the April 7, 2025, City Council regular meeting.

6. Old Business

7. New Business

A. License Review Board: UHP Partners LLC, d/b/a SuBourbon Bar and Social Club

Consideration to ratify the actions by the License Review Board from their hearing held on March 17, 2025, for UHP Partners LLC, d/b/a SuBourbon Bar and Social Club; and to receive the meeting minutes.

City Clerk Lea Alvarez presented the actions taken at the License Review Board hearing held on March 17, 2025, regarding UHP Partners LLC, d/b/a SuBourbon Bar and Social Club for ratification. Assistant City Attorney Jamie Wingler was present for any questions.

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

B. Resolution: 2025 General Election Contract

Consideration for approval of a Resolution authorizing the 2025 General Election qualifying dates and authorization of the Mayor to execute the contract with the Cobb County Board of Elections and Registration to conduct the City's election for Council Posts 3, 4 and 5 to be held on November 4, 2025.

Ms. Alvarez presented a resolution authorizing the qualifying dates of Monday, August 18, 2025, Tuesday, August 19, 2025, and Wednesday, August 20, 2025, for the 2025 General Election for City Council Posts 3, 4, and 5 on November 4, 2025. The times of qualifying will be from 8:30 a.m. to 4:30 p.m. and will be closed for lunch from 12:00 p.m. to 1:00 p.m. Furthermore, Ms. Alvarez presented the contract to appoint the Cobb County Board of Elections and Registration to perform all duties as superintendent of elections.

Mayor Pro Tem Ferris questioned the runoff language in the contract. Ms. Alvarez shared that it is a form contract sent to all cities. The City of Kennesaw elected officials win their seats based on receiving a plurality of the votes. He also wondered what statewide general election was being held this year. Ms. Alvarez noted that Elections Director Tate Fall mentioned in an email that it was a statewide Special General Election for Public Service Commission.

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

8. Committee and Board Reports

A. Road Closures: Taste of Kennesaw

Consideration to approve road closures for the Taste of Kennesaw festival, November 1, 2025.

Assistant City Manager Marty Hughes presented the road closures for the Taste of Kennesaw festival on November 1, 2025.

The Kennesaw Business Association has requested the following road closures associated with the Taste of Kennesaw festival beginning Friday, October 31, 2025, at 11:00 p.m. through November 1, 2025, at 12:00 a.m./Midnight:

- Cherokee Street from Main Street to Shirley Drive/Big Shanty Drive;
- Main Street from Summer Street to Lewis Street;
- J.O. Stephenson Avenue from the entrance to Eaton Chiropractic to Main Street;

- Lewis Street from Little General Cloggers Lane to Main Street.

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

9. Public Hearing(s)

A. Resolution: 2025-2029 Capital Improvement Short Term Work Program

Consideration for approval of a Resolution to submit the transmittal of updates to the Capital Improvement Element and the Short Term Work Program (CIE/STWP) covering the five-year period of 2025-2029. Case #MISC2025-03

Zoning Administrator Darryl Simmons presented a resolution to submit the transmittal of updates to the Capital Improvement Element and the Short Term Work Program (CIE/STWP) covering the five-year period of 2025-2029. Mr. Simmons stated the City of Kennesaw adopted an impact fee ordinance in 2010, which is a one-time fee that developers pay for new residential and commercial projects. As part of maintaining our Qualified Local Government status, the City is required to submit this report for review by the Atlanta Regional Commission (ARC) and the Department of Community Affairs (DCA) to receive any comments. Based on any comments received by those two agencies, changes or updates will be made accordingly with the final report being approved by June 2025.

Mr. Simmons' recommendation is to transmit this initial draft for review by ARC and DCA.

10. Consent Agenda

A. Minutes: March 10, 2025 Work Session

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

B. Minutes: March 17, 2025 Regular Meeting

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

C. Cemetery Deed: Section III-11-E

Authorization for Mayor to sign a deed for a cemetery lot purchased by Marlene Zachman.

D. Cemetery Deed: Section III-48-E & F

Authorization for the Mayor to sign a deed for cemetery lots purchased by Cary Todd and Mildred Nesmith.

E. Cemetery Deed: Section III-37-B

Authorization for the Mayor to sign a deed for a cemetery lot purchased by Fraternel Amuri Misako

11. General and Administrative

12. Public Safety

A. Crime Statistics: February 2025

Consideration to accept the February 2025 Crime Statistics.

Chief Bill Westenberger presented February 2025 crime statistics [see **Exhibit A**].

13. Information Technology

14. Public Works and Building Maintenance

A. Resolution: Land Appraisal for Abandoned Right-of-Way at 2995 & 2997 North Main St.

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

[Councilmember Orochena recused herself from item 14. A., as it is regarding her parents' property].

Public Works Director Ricky Stewart presented a resolution accepting the appraised value of the portion of abandoned right-of-way fronting 2995 and 2997 North Main Street. Mr. Stewart stated that the last time this property was discussed, the property owner had provided an appraisal for the right-of-way they are requesting to be abandoned. The appraisal that the property owners had provided was from Belk Appraisal Services and the fair market value was \$9,000. Once that was presented to the Council, a request was made for the City to hire its own appraiser. The City reached out to Hall Rigdon and Associates, Inc., who came back with a fair market value of \$15,600. Since the City's appraisal was higher, Mr. Stewart recommended that the Council moves forward with that appraisal number. If the Council agrees, then the next step would be for him to reach back out to the property owner with that dollar amount and allow them to make an offer based on that appraised value.

Councilmember Viars wondered, since the appraisals are so far off, are they even valid. She noted that the appraisal provided by the property owner used better comps.

Mayor Pro Tem Ferris asked City Attorney Randall Bentley, Sr. if this appraisal amount could be negotiated, such as landing in the middle. Mr. Bentley, Sr. said yes, but the City has to make the argument that it is fair market value.

Mayor Pro Tem Ferris believes the City should meet in the middle for appraisal amounts.

The Council decided to authorize the sale at \$12,300.

B. Resolution: Replacement of Adams Park Electrical Service

Consideration for approval of a Resolution accepting the proposal presented by Allstar Lighting & Electrical Services, Inc. for the replacement of electrical services at Adams Park.

Facilities Director Robbie Balenger presented a resolution accepting the proposal

provided by Allstar Lighting & Electrical Services, Inc. for the replacement of electrical services for Fields 5 and 6 at Adams Park. The equipment, some of which dates back to the 1990s, has met its lifespan. Mr. Balenger stated that staff reached out to Allstar Lighting & Electrical Services, Inc. under Cobb County's maintenance agreement to use their pricing of \$30,130.97, which will be paid for from 2022 SPLOST Facility Improvements.

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. Road Closures: 2025 Pigs and Peaches

Consideration to approve road closures for the 2025 Pigs and Peaches Festival, August 15 - 16.

Parks and Recreation Director Bill McNair presented road closures for the 2025 Pigs and Peaches Festival on August 15–16, 2025.

Hard Closures - 6:00 a.m., Friday, August 15 through Midnight, Saturday, August 16, 2025

- Main Street from Lewis Street to the Horned Owl
- Cherokee from Big Shanty to Little General Cloggers

The following roads will be closed at Main Street from 4:00 p.m., Friday, August 15, 2025, through Midnight, Saturday, August 16, 2025.

- J.O. Stephenson after Little General Cloggers
- Watts Drive after Revival/PD Entrance
- Revival Entrance/Exit Main Street near Summers Street

Mr. McNair noted that Pigs and Peaches used to be in Adams Park, but will be relocated to Downtown this year to use the Amphitheater.

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

16. Community Development

A. Presentation: Update on The Lacy Phase II Incentives

Economic Development staff will provide an update on incentives for The Lacy Phase II Mixed Use Development via the Kennesaw Downtown Development Authority.

Economic Development Director Luke Howe provided an update regarding an incentive application received for The Lacy Phase II mixed-use development. These incentives are bonds for title that will be approved by the Kennesaw Downtown Development Authority on April 11, 2025, at 7:30 a.m. The package is structured similarly to the package provided to the developers for Phase 1 with the exception that it would be for 15 years instead of 10 years. The other notable difference is, in addition to the pilot

payment system, there would be an admin payment of \$70,000 to the Kennesaw Downtown Development Authority (KDDA) every year over the course of 15 years, which comes out to over \$1,000,000. The intent is to use that money to invest in the City's downtown either through property acquisition or debt service on property acquisition.

Mayor Pro Tem Ferris stated that when he looked at the information on Friday, his blood pressure shot up as there was no mention of any types of incentives in the most recent rezoning and variance public hearings. He saw the variance request as an incentive. Mayor Pro Tem Ferris emphasized that in other similar projects, the Council knew that there was going to be an incentive package.

Mr. Howe discussed how much more complicated this project is than The Lacy Phase I. At the price of the land, the only option is to develop it into apartments for the density. It is always going to need a shoehorn in the form of an incentive package. Mayor Pro Tem Ferris stated there are choices, including changing the years from 15 years to 10 years. Mr. Howe responded that the developer would probably be more open to 12 years. He thinks going an extra five years and getting \$1,000,000 to redevelop Main Street is a better deal than going 10 years and not getting that cash infusion.

Councilmember Orochena asked Mr. Howe to further explain the cash infusion. Mr. Howe stated that he structured the package like a Tax Allocation District. Right now, the two parcels together produce about \$25,000 in taxes, which is split into three ways. The City gets about \$6,000, the County gets about \$7,000, and the schools get the remainder for 15 years. The only exception is that the KDDA would get an added admin payment of \$70,000 on an annual basis. Mr. Howe's idea is to invest that money into Main Street.

17. Public Comments

6:55 p.m. Floor Open for Public Comments

No comments.

6:56 p.m. Floor Closed for Public Comments

18. City Manager's Report

A. Reports, Discussions, and Updates

City Manager Jeff Drobney thanked staff for a successful concert series on Saturday. The Big Shanty Festival is coming up in two weeks. From this Wednesday on, staff will be tied up working on that event.

He shared that the budget development calendar was passed out to staff, so the City will begin that process at the end of April.

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: Veteran Banners on Streetlight Poles**

Discussion item requested by Councilmember Jones regarding the addition of veteran banners on streetlight poles around the City.

Councilmember Jones spoke about his interest in adding veteran banners to streetlight poles around the City. The Council discussed cost, program maintenance, and the permission needed from Georgia Power to place any type of banner on their poles. Ultimately, the Council agreed not to pursue the idea due to cost.

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.

7:17 p.m. Recess to Executive Session

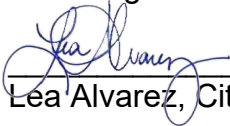
The Mayor, City Council, City Manager, City Clerk, Assistant City Manager, Economic Development Director, and City Attorney attended the Executive Session.

7:38 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 7:38 p.m. The regular meeting will be held on Monday, April 7, 2025, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.



Lea Alvarez, City Clerk



February 2025 Crime Statistics

Group A Crimes	Feb, 2025	Feb, 2024	YTD 2025	YTD 2024
AGGRAVATED ASSAULT	4 (+2)	2	10 (+6)	4
ANIMAL CRUELTY	0 (+0)	0	0 (+0)	0
ARSON	0 (+0)	0	0 (+0)	0
BRIBERY	0 (+0)	0	0 (+0)	0
BURGLARY	2 (-2)	4	7 (+0)	7
DRUG/ NARCOTICS OFFENSES	28 (-1)	29	59 (+5)	54
EMBEZZLEMENT	1 (+1)	0	1 (+0)	1
EXTORTION	3 (+1)	2	3 (+0)	3
FORGERY	0 (-3)	3	3 (-1)	4
FRAUD OFFENSES	13 (-1)	14	29 (+0)	29
HOMICIDE OFFENSES	0 (+0)	0	0 (+0)	0
INTIMIDATION	12 (+7)	5	25 (+13)	12
KIDNAPPING	1 (+0)	1	2 (+0)	2
LARCENY/ THEFT OFFENSES	17 (+7)	10	32 (+1)	31
MOTOR VEHICLE THEFT	2 (+2)	0	6 (+4)	2
PORNOGRAPHY/ OBSCENE MATERIAL	0 (+0)	0	0 (-1)	1
ROBBERY	2 (+2)	0	2 (+2)	0
SEX OFFENSES	1 (-2)	3	4 (-2)	6
SIMPLE ASSAULT	14 (+2)	12	27 (-9)	36
STOLEN PROPERTY OFFENSES	2 (+2)	0	5 (+3)	2
VANDALISM	2 (-2)	4	9 (-1)	10
WEAPONS LAW VIOLATIONS	6 (+5)	1	10 (+5)	5
Total	110	90	234	209

	Feb, 2025	Feb, 2024	YTD 2025	YTD 2024
Auto Accidents	95 (+14)	81	182 (-4)	186
Accident W/ Injury	13 (+7)	6	30 (+16)	14
Hit and Run	15 (+8)	7	24 (+1)	23
Hit and Run W/ Injury	0 (+0)	0	0 (+0)	0
Person Hit by Auto W/ Injury	1 (+0)	1	2 (-1)	3

	Feb, 2025	Feb, 2024	YTD 2025	YTD 2024
Dispatched Calls for Service	690 (-9)	699	1385 (-25)	1,410
Self-Initiated Activity	1208 (+247)	961	2556 (+656)	1,900
Traffic Citations	601 (+89)	512	1173 (+84)	1,089
Traffic Warnings*	656 (+160)	496	1451 (+490)	961
Arrests**	85 (+0)	85	171 (+1)	170

* Warnings do not include verbal warnings

** Arrests do not include juvenile arrests

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
3/31/2025
Public Comment Sign-in**

	Name	Address	Topic
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