

**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/
April 28, 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. **Resolution: Intergovernmental Agreement for Fire Prevention District**
Consideration for approval of a Resolution authorizing the execution of an intergovernmental agreement with Cobb County for a fire prevention service district.

Dr. Drobney presented a resolution authorizing the execution of an intergovernmental agreement with Cobb County for a fire prevention service district. This agreement, a part of House Bill 489, was last updated in 1976 and now includes Mableton. All the cities have reviewed it, and several have already adopted it.

Mayor Pro Tem Ferris noted that reading through the agreement, it looks as though it is entirely managed by Cobb County. He wondered if there was any way for the cities to be more involved, such as incorporating a review committee for more oversight.

Dr. Drobney responded that the City works closely with Cobb Fire and that any changes

would have to be brought before the Council.

Mayor Pro Tem Ferris said in the document that Cobb Fire is supposed to send a report each year. He shared that he had never seen a report. Dr. Drobney stated that the provision is new. Mayor Pro Tem Ferris liked that it would provide the Council with something to review.

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

9. Public Hearing(s)

10. Consent Agenda

A. Minutes: April 14, 2025 Work Session

Approval of the April 14, 2025, City Council Work Session minutes.

B. Minutes: April 14, 2025 Executive Session

Approval of the April 14, 2025, City Council executive session minutes.

C. Minutes: April 21, 2025 Regular Meeting

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

D. Minutes: April 21, 2025 Executive Session

Approval of the April 21, 2025, City Council executive session minutes.

11. General and Administrative

A. Certification of Estimated Rollback Rate for 2025 Notice of Assessment

Certification of the estimated rollback rate for 2025 Notice of Assessment in compliance with HB 581 and HB 92.

Finance Director Jennifer Gordy shared that the estimated rollback rate is a new concept that became law in 2025. It was created by House Bill 581 and revised by House Bill 92. House Bill 581 created the estimated rollback rate, designed to provide local governments with more flexibility in accurately previewing that year's millage rate to the property owner on their Notice of Assessment. House Bill 92 added a deadline by which the estimated rollback rate must be provided and added a fallback provision if a jurisdiction fails to certify and provide an estimated rollback rate. ACCG and GMA guidance recommend conservative estimates, considering budget discussions have not occurred and 2025 Digest numbers have not been provided. Adoption of the millage rate will occur on August 4, 2025. Ms. Gordy recommended certifying the current adopted M&O millage rate of 7.75 to provide our taxpayers with the most accurate Notice of Assessment.

Mayor Pro Tem Ferris asked if the Council could still roll back the millage rate. Dr. Drobney stated the Council still could.

Dr. Drobney walked through the background of the estimated rollback rate. He noted that first, House Bill 581 came out, and then House Bill 92 came out in an effort to clean up House Bill 581, but created some issues. Not all cities and counties operate the same throughout the state of Georgia, particularly with regard to timelines. Despite Cobb County's tax digest having already come out, the City of Kennesaw doesn't typically receive theirs until around June. The idea with House Bill 92 was to provide an estimated rollback rate early in the process, which Dr. Drobney stated it means almost nothing. Ultimately, the Council is going to come back later this year, look at the digest, and make a recommendation that will be adopted. The City already sent an estimated rollback rate to Cobb County in March. The recommendation from Cobb County was to be conservative and to go with the current rate. Dr. Drobney stated that House Bill 92 came out and was signed on April 1, 2025, by the Governor and went into effect that day. All the cities and counties had a call last week with ACCG and GMA, so now, the cities have to go through and adopt an estimated rollback rate 14 days prior to the notice of assessments being sent out. Cobb County, which usually sends their notice of assessments out in early May, is holding off so all the cities can go through and adopt an estimated rollback rate. Dr. Drobney emphasized that this process is brand new throughout the state. It doesn't change any advertising or anything related to the public hearings typically held regarding the millage rate.

B. Audit Report: Fiscal Year ended September 30, 2024

Consideration to accept the Audit Report for Fiscal Year ended September 30, 2024, for the City of Kennesaw as presented by Mauldin and Jenkins, LLC.

Ms. Gordy shared that a representative from Mauldin and Jenkins, LLC would present the audit report for the Fiscal Year ending September 30, 2024, for the City of Kennesaw at the May 5, 2025, City Council regular meeting.

12. Public Safety

13. Information Technology

14. Public Works and Building Maintenance

15. Recreation and Culture

16. Community Development

17. Public Comments

6:40 p.m. Floor Open for Public Comments

ADAM BLACK [City Resident]: Mr. Black mentioned the parcel of land that was in dispute between the City and the homeowners. The homeowners offered \$5,000 for the land.

[6:41 p.m. Madelyn Orochena recused herself from discussion].

Mr. Black's suggestion was that, in the interest of improving the right of way in question, sell it for a dollar and an agreement, but require the homeowner to invest that \$5,000 into beautifying the land, which would be in the public's interest.

[6:43 p.m. Madelyn Orochena returned].

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

18. City Manager's Report

A. Reports, Discussions, and Updates

Dr. Drobney recounted the City's events over the weekend, including a massive attendance at the most recent Grand Prix series race, the Swift-Cantrell movie, and Smith-Gilbert Garden's plant sale. This Saturday is the second of the Kennesaw Concert Series. If you are a Jon Bon Jovi fan, come on out!

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

Councilmember Gutierrez shared that tomorrow is his first clinical session for his EMT certification. He is looking forward to it!

Mayor Pro Tem Ferris stated that the pollen is killing him. He is ready for this season to be over!

Councilmember Jones shared he is "living on a prayer" and is getting ready for the concert this weekend.

Councilmember Orochena just got back from vacation, so she is happy to be home!

Councilmember Viars stated that tomorrow night there will be a mixer at Lazy Guy for the Kennesaw Downtown Merchants Association, so the Merchants can work with the City and figure out what they can do to keep promoting the City. On Friday night, the Merchants are sponsoring a comedian in the plaza. Finally, the Farmer's Market has its opening day on Monday.

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 6:48 p.m. The regular meeting will be held on Monday, May 5, 2025, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.



Lea Alvarez, City Clerk

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
4/28/2025**

Public Comment Sign-in

	Name	Address	Topic
1	Adam Black	2708 Brookefield Ln	Land Agreement Suggestion
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