

**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/
June 9, 2025
6:30 PM**

Present	Mayor Derek Easterling Mayor Pro Tem Pat Ferris Councilmember Madelyn Orochena Councilmember Tracey Viars Councilmember Antonio Jones City Clerk Lea Alvarez City Manager Jeff Drobney City Attorney Sam Hensley, Jr.
Participated via Zoom	Councilmember Anthony Gutierrez

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. Presentation: Honoring David Lyons for 14 years of service to the Kennesaw Downtown Development Authority

This presentation will take place at the June 16, 2025, City Council regular meeting.

B. Recognition: Promotion of Kennesaw Police Department Sergeant and Lieutenant

This recognition will take place at the June 16, 2025, City Council regular meeting.

6. Old Business

7. New Business

8. Committee and Board Reports

9. Public Hearing(s)

A. FINAL PUBLIC HEARING: Updates to the Capital Improvement Element

and Short Term Work Program (CIE/STWP) 2025-2029

Consideration for approval of a Resolution adopting the updates to the Capital Improvement Element and Short Term Work Program (CIE/STWP) report covering the five year period of 2025-2029. Case# MISC2025-04.

Zoning Administrator Darryl Simmons presented a resolution to adopt the updated Capital Improvement Element and Short-Term Work Program (CIE/STWP) report for the five-year period spanning 2025–2029. He noted that the regular meeting on June 16, 2025, will serve as the final public hearing required for adoption of the annual report in accordance with the State of Georgia.

10. Consent Agenda

A. Minutes: May 27, 2025 Work Session

Approval of the May 27, 2025, City Council work session minutes.

B. Minutes: May 27, 2025 Executive Session

Approval of the May 27, 2025, City Council executive session minutes.

C. Minutes: May 28, 2025 Special Called

Approval of the May 28, 2025, City Council special called meeting minutes.

D. Minutes: May 30, 2025 Special Called

Approval of the May 30, 2025, City Council special called meeting minutes.

E. Minutes: May 30, 2025 Executive Session

Approval of the May 30, 2025, City Council executive session minutes.

F. Minutes: June 2, 2025 Regular Meeting

Approval of the June 2, 2025, City Council regular meeting minutes.

11. General and Administrative

12. Public Safety

A. Crime Stats: May 2025

Consideration to accept the May 2025 crime statistics.

Chief Bill Westenberger presented the May 2025 crime statistics (See **Exhibit A**).

13. Information Technology

14. Public Works and Building Maintenance

A. Road Closure: City Hall RTU Replacement

Consideration to approve a road closure for J.O. Stephenson Avenue on June 20, 2025, from 8:00 a.m. to 8:00 p.m. to support the replacement of a HVAC Rooftop Unit for City Hall.

Facilities Director Robbie Balenger requested approval to close J.O. Stephenson

Avenue on Friday, June 20, 2025, from 8:00 a.m. to 8:00 p.m. to facilitate the replacement of the HVAC rooftop unit at City Hall. The project contract was awarded in July 2024, and the unit has since been delivered. Installation is scheduled for June 20.

Mayor Pro Tem Ferris inquired whether the June 20 date was firm. Mr. Balenger confirmed that the contractor would proceed on that day, rain or shine. While the replacement work is expected to continue through the weekend, the road closure will only be required on Friday.

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

B. Resolution: Woodland Acres Sidewalk Improvements Phase VIII

Consideration for approval of a Resolution authorizing the bid and award contract for the Community Development Block Grant (CDBG) Woodland Acres Sidewalk Improvements Phase VIII.

Public Works Director Ricky Stewart presented a resolution authorizing the solicitation and award of a contract for the Community Development Block Grant (CDBG) Woodland Acres Sidewalk Improvements Phase VIII project. The City advertised a bid for approximately 4,800 square yards of new sidewalk along Woodland Drive, Summit Wood Drive, Summit Creek Drive, and Stone Wood Drive. Eight bids were received, with Lagniappe Development Co., Inc. submitting the lowest responsive bid at \$405,288.10. Although two lower bids were submitted, both were deemed nonresponsive due to omissions of specific CDBG-requirements.

Mayor Pro Tem Ferris asked whether the City had previously worked with Lagniappe Development Co., Inc. Mr. Stewart responded that it had not, but noted that solid references were included in the bid package. Mayor Pro Tem Ferris then inquired about how closely the bid amount aligned with the federal grant allocation. Mr. Stewart confirmed that the City currently has \$528,000 in available federal funds—more than enough to cover the project cost—with a remaining balance to carry over into 2026.

Mayor Pro Tem Ferris also asked how many phases remain in the project. Mr. Stewart explained that this phase will complete the primary sidewalk corridors in Woodland Acres. The goal has been to ensure all homes in the neighborhood are within a short walking distance of a sidewalk, ultimately connecting to Cobb Parkway, Kennesaw Due West Road, and Pine Mountain Road to support a walkable community. While there is potential for future expansion, Mr. Stewart suggested that it may now be time to shift focus to other neighborhoods eligible for similar improvements.

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

C. Discussion Only: Discuss proposed Republic Services sanitation rate increases and potential alternatives to services provided.

City Manager Jeff Drobney sought direction from the Council as he continues to work on the upcoming budget. He reported that Republic Services has proposed a 4.4% rate increase, which he considered reasonable given it is not a significant adjustment. Over the past three years, the City of Kennesaw has absorbed all prior increases without passing the cost to residents. He recalled that four to five years ago, the City had discussed the possibility of eliminating recycling services as a way to reduce both City expenses and residential charges. If the Council is open to revisiting that option, staff could bring forward potential alternatives. Otherwise, staff would return with recommendations for implementing the necessary sanitation rate adjustment.

Councilmember Jones inquired whether discontinuing yard waste service might be a better option than eliminating recycling. Dr. Drobney responded that the cost savings from removing yard waste would be minimal compared to the savings from eliminating recycling.

A 4.4% increase would raise the current sanitation rate from \$32.50 to \$33.93, an increase of \$1.43.

Mayor Pro Tem Ferris emphasized that the City should adjust its rates in alignment with any rate increases from Republic Services.

The Council directed Dr. Drobney to proceed with budgeting for the proposed rate increase.

15. Recreation and Culture

16. Community Development

A. Final Plat Application: 1994, 2004 & 1972 Duncan Dr

Approval of the final plat application submitted by Gunnin Land Surveying; this plat will revise the lot lines for lots 7-12, 13-19 and 27-31 within the townhome subdivision known as Devin's Shire (Parcel number 20013804350). Case# FP2025-02

Zoning Administrator Darryl Simmons presented a final plat application submitted by Gunnin Land Surveying, which will revise the lot lines for lots 7-12, 13-19, and 27-31 within the townhome subdivision known as Devin's Shire. Staff want the as-built to match the plat. The Mayor and Council reviewed and approved the initial submission on September 16, 2024. The Plan Review Committee has reviewed the revised final plat and deemed the plat is in compliance and recommends approval.

Mayor Pro Tem Ferris, referencing past projects such as East Park, asked how confident staff were that this would be the only revision. Mr. Simmons invited the applicant to respond.

Chris Olson, from JW Collection, explained that construction has been completed on

three of the six planned buildings in the subdivision. The submitted plat reflects as-built conditions for those units, with no lot line changes, and is intended to facilitate closings with a recorded plat rather than relying on lengthy legal descriptions. Mayor Pro Tem Ferris expressed concern about developers returning repeatedly with additional revisions. Mr. Olson acknowledged this and stated they would attempt to consolidate future changes to minimize multiple submissions.

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

B. Resolution: 2025-2026 Main Street Affiliate Memorandum of Understanding

Consideration for approval of a Resolution authorizing a Memorandum of Understanding (MOU) between the City of Kennesaw and the Georgia Department of Community Affairs for the Georgia Affiliate Main Streets Program.

Downtown/Main Street Manager Miranda Taylor presented a resolution authorizing a Memorandum of Understanding between the City of Kennesaw and the Georgia Department of Community Affairs (DCA) for the Georgia Affiliate Main Streets Program. She noted that this is the standard annual agreement required by the DCA. The only change from the previous year is that the City has been elevated to, and officially certified as, an affiliate-level program.

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

17. Public Comments

7:00 p.m. Floor Open for Public Comments

No comments.

7:01 p.m. Floor Closed for Public Comments

18. City Manager's Report

A. Reports, Discussions, and Updates

Dr. Drobney reported that he received an email from Cobb County regarding the possibility of limiting truck traffic on McCollum Parkway. The County currently has a restriction in place on one end of the roadway and inquired whether the City had any objections to implementing a similar restriction on its portion. Following discussion, the Council agreed not to pursue truck traffic restrictions on McCollum Parkway.

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 is enjoying his honeymoon in Japan!

Mayor Pro Tem Ferris is looking forward to the concert this Saturday, weather permitting.

Councilmember Jones is looking forward to the Juneteenth event this Saturday with the Kennesaw Police Department.

Councilmember Orochena had nothing to add tonight.

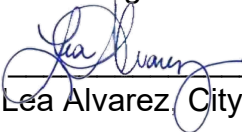
Councilmember Viars wanted to recognize the Kennesaw Downtown Merchants Association for their First Friday concert. She got to sit on her deck and listen to the concert. It is a great way to get people hanging out downtown.

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 7:09 p.m. The regular meeting will be held on Monday, June 16, 2025, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.



Lea Alvarez City Clerk

May 2025 Crime Statistics



Group A Crimes	May 2025	May 2024	YTD 2025	YTD 2024
AGGRAVATED ASSAULT	2 (-4)	6	18 (-1)	19
INTIMIDATION	9 (+0)	9	54 (+20)	34
SIMPLE ASSAULT	14 (-16)	30	65 (-33)	98
HOMICIDE OFFENSES	0 (+0)	0	0 (-1)	1
SEX OFFENSES	3 (+1)	2	13 (-3)	16
KIDNAPPING	2 (+0)	2	4 (-2)	6
MOTOR VEHICLE THEFT	3 (+3)	0	13 (+7)	6
BURGLARY	1 (+1)	0	14 (-1)	15
ANIMAL CRUELTY	0 (+0)	0	0 (+0)	0
EMBEZZLEMENT	1 (+1)	0	2 (+0)	2
BRIBERY	0 (+0)	0	0 (+0)	0
ARSON	0 (+0)	0	1 (+1)	0
ROBBERY	0 (-1)	1	3 (+2)	1
FORGERY	1 (+0)	1	5 (-2)	7
EXTORTION	4 (+1)	3	8 (+0)	8
FRAUD OFFENSES	21 (+1)	20	83 (+19)	64
LARCENY/ THEFT OFFENSES	11 (+2)	9	69 (+11)	58
VANDALISM	5 (+0)	5	21 (-9)	30
STOLEN PROPERTY OFFENSES	1 (-2)	3	7 (-1)	8
DRUG/ NARCOTICS OFFENSES	23 (-9)	32	133 (-19)	152
PORNOGRAPHY OBSCENE MATERIAL	0 (-2)	2	1 (-4)	5
WEAPONS LAW VIOLATIONS	4 (-1)	5	19 (+1)	18
Totals	105	130	533	548

	May 2025	May 2024	YTD 2025	YTD 2024
Dispatched Calls for Service	778 (-36)	814	3,697 (-81)	3,778
Self-Initiated Activity	1,260 (+139)	1,121	6,516 (+1,047)	5,469
Traffic Citations	568 (+92)	476	2,802 (+78)	2,724
Traffic Warnings *	681 (+164)	517	3,545 (+832)	2,713
Arrests **	82 (+13)	69	395 (+8)	387

	May 2025	May 2024	YTD 2025	YTD 2024
Auto Accidents	102 (-21)	123	506 (-43)	549
Accident w/ Injury	7 (+1)	6	49 (+5)	44
Hit and Run	15 (+3)	12	61 (+2)	59
Hit and Run w/ Injury	0 (-2)	2	2 (-4)	6
Person Hit by Auto w/ Injury	0 (+0)	0	3 (+2)	1

* 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

6/9/2025

Public Comment Sign-in

	Name	Address	Topic
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