

Mayor

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC



Council

Madelyn Orochena

Tracey Viars

Pat Ferris

Antonio Jones

Anthony Gutierrez-Leon

City Council

Meeting Agenda

November 17, 2025 6:30 PM

Council Chambers

(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)

Livestream: www.kennesaw-ga.gov/publicmeetings/

-
1. **Invocation**
 2. **Pledge of Allegiance**
 3. **Call to Order**
 4. **Announcements**
 5. **Presentations**
 - A. **Proclamation: Lemon Street School Alumni**
Presentation of a Proclamation recognizing Kennesaw Alumni of Lemon Street School.
 - B. **Presentation: North Cobb Rotary Donation**
Recognition of North Cobb Rotary's donation toward the purchase of an Automated External Defibrillator (AED) for Parks & Recreation.
 - C. **Presentation: Honoring Richard Blevins for 13 years of service to the Kennesaw Development Authority.**
 - D. **Kennesaw 101: Citizens Government Academy Graduation, Class of 2025.**
 6. **Public Comment**
This section is for comment on any item on the agenda.
 7. **Old Business**
 8. **New Business**
 9. **Committee and Board Reports**

10. Public Hearing(s)

11. Consent Agenda

A. Minutes: October 27, 2025 Work Session

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

B. Minutes: November 3, 2025 City Council Meeting

Approval of the November 3, 2025 City Council Regular Meeting Minutes.

12. General and Administrative

13. Public Safety

14. Information Technology

15. Public Works and Building Maintenance

A. Resolution: Adams Park Baseball and Softball Electrical Service Upgrade

Consideration for approval of a Resolution awarding the Adams Park baseball and softball quads electrical services project to Allstar Lighting and Electrical Services, Inc.

16. Recreation and Culture

17. Community Development

18. Public Comment

This section is for general comment.

19. City Manager's Report

A. Reports, Discussions, and Updates

20. 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.

21. Council Reports & Discussions

22. 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.

23. Adjourn



Item Report

TO: The Honorable Mayor and City Council
FROM:
DATE: November 17, 2025
TITLE: **Proclamation: Lemon Street School Alumni**
Presentation of a Proclamation recognizing Kennesaw Alumni of Lemon Street School.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. Proclamation - Lemon Street School Alumni



PROCLAMATION

RECOGNIZING KENNESAW ALUMNI OF LEMON STREET SCHOOLS (MARIETTA)

WHEREAS: Opening in 1894, the original wood-frame structure of the Lemon Street Grammar School was funded by Marietta’s school board for the education of African American students; and

WHEREAS: In the 1940s, the original building fell into disrepair, and the Marietta City School System allocated bond money for the construction of a modern brick school, completed in 1951; and

WHEREAS: Constructed at a cost of \$150,000, the new Lemon Street Elementary School had twelve classrooms, indoor bathrooms, and a cafeteria; and

WHEREAS: Lemon Street students came from communities throughout Cobb County, including the City of Kennesaw. Alumni and families included, but are not limited to: Mayzelle Hill, Patricia Hill, Odene Allen, Juanita Bird (late), Thomas and Mary Jackson (late), The Bennetts (late), Gladys Bennett (late), John Hill (late), Marvin Hill (late) D. Daniel, Jr. (late), Michelle Bostic (late), the Johnsons, and Rosa Miller; and

WHEREAS: Following integration in 1967, Lemon Street Elementary became Eastside Elementary, then Central Elementary, before closing in 1971; and

WHEREAS: over the next 40 years, the building served as a community center and the Hattie G. Wilson Library, named after the beloved library manager; and

WHEREAS: Recognizing the site’s irreplaceable cultural and historic significance, in 2020, Marietta City Schools committed to a major renovation project restoring the site to its original purpose as an education institution, now housing non-transitional academic programs for middle and high school students.

WHEREAS: the Lemon Street School is currently listed on the National Register of Historic Places.

NOW, THEREFORE: we, the Mayor and City Council of the City of Kennesaw, Georgia, do hereby recognize Kennesaw alumni and the Marietta City School District for their dedication and contributions in making a difference in overcoming the challenges of segregation and for their lasting impact in advancing educational equity and opportunity for all students.

In witness thereof, I have hereunto set my hand caused the seal of Kennesaw, Georgia to be affixed this 17th day of November 2025.

ATTEST:

CITY OF KENNESAW:

Lea Alvarez, City Clerk

Derek Easterling, Mayor



Item Report

TO: The Honorable Mayor and City Council
FROM: Marty Hughes, Assistant City Manager
DATE: November 17, 2025
TITLE: **Presentation: North Cobb Rotary Donation**
Recognition of North Cobb Rotary's donation toward the purchase of an Automated External Defibrillator (AED) for Parks & Recreation.

Summary:

The City gratefully acknowledges the North Cobb Rotary for their generous donation toward the purchase of an Automated External Defibrillator (AED). This life-saving device will be carried on the Parks & Recreation golf cart, ensuring faster emergency response during city events. Through their continued commitment and service, the North Cobb Rotary remains a valued partner and steadfast supporter of our community. Thank you for your dedication to making our city a safer place for all.

Recommendation:

Fiscal Impact:

Attachments:

None



Item Report

TO: The Honorable Mayor and City Council
FROM:
DATE: November 17, 2025
TITLE: **Presentation: Honoring Richard Blevins for 13 years of service to the Kennesaw Development Authority.**

Summary:

Recommendation:

Fiscal Impact:

Attachments:

None



Item Report

TO: The Honorable Mayor and City Council
FROM: Anna Trapp, Assistant to the City Manager
DATE: November 17, 2025
TITLE: **Kennesaw 101: Citizens Government Academy Graduation, Class of 2025.**

Summary:

Certificates of completion will be presented to the graduates of the Kennesaw 101: Citizens Government Academy Class of 2025. For the past nine weeks, thirteen participants have met weekly to learn about the inner workings of local government by meeting with City staff and officials. By understanding Kennesaw's past, present, and future, these graduates will serve as ambassadors to the City and will continue to be engaged within the community.

Recommendation:

Fiscal Impact:

Attachments:

None



Item Report

TO: The Honorable Mayor and City Council
FROM: Lea Alvarez, City Clerk
DATE: November 17, 2025
TITLE: **Minutes: October 27, 2025 Work Session**
Approval of the October 27, 2025, City Council work session minutes.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. 2025-10-27 City Council Work Session Draft Minutes

**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/
October 27, 2025
6:30 PM**

Present Mayor Pro Tem Pat Ferris
Councilmember Madelyn Orochena
Councilmember Tracey Viars
Councilmember Antonio Jones
Councilmember Anthony Gutierrez-Leon
City Clerk Lea Alvarez
City Attorney Sam Hensley, Jr.

Absent Mayor Derek Easterling

Participated via ZOOM City Manager Jeff Drobney

1. Invocation

2. Pledge of Allegiance

3. Call to Order

Mayor Pro Tem Ferris called the meeting to order at 6:30 p.m.

4. Announcements

5. Presentations

6. Old Business

7. New Business

A. Resolution: Settlement Agreement with Lance Oil Company

Consideration for approval of a Resolution authorizing a Settlement Agreement and Mutual Release of Claims between the City of Kennesaw and A.R. Brooks Enterprises, Inc. d/b/a Lance Oil Company.

City Attorney Sam Hensley, Jr. presented a Resolution authorizing a Settlement Agreement and Mutual Release of Claims between the City of Kennesaw and A.R. Brooks Enterprises, Inc. d/b/a Lance Oil Company.

Mr. Hensley explained that Lance Oil Company had been erroneously charged occupational tax certificate fees for a period of five years, and a settlement agreement had been mutually reached to resolve the matter.

Councilmember Gutierrez-Leon clarified for the record that the error was an

unintentional oversight by both parties, made without ill intent. Once identified, both parties worked promptly to correct it.

Mr. Hensley confirmed and emphasized that the settlement agreement expressly states there is no admission of liability from either party, and that the matter resulted from a good faith error now being resolved in good faith.

With Council consensus, Mayor Pro Tem Ferris recommended placing the item on the Consent Agenda for the regular meeting.

8. Committee and Board Reports

9. Public Hearing(s)

A. Ordinance: Chapter 22 Amendments

Consideration for approval an Ordinance to amend Chapter 22, entitled, "Businesses" of the Code of Ordinances of the City of Kennesaw, Georgia.

Mr. Hensley, Jr. presented an Ordinance to amend Chapter 22, entitled "Businesses," of the Code of Ordinances of the City of Kennesaw, Georgia. He informed the Council that the proposed amendments are part of an ongoing effort to comprehensively revise Chapter 22. Most of the revisions focus on clarifying the distinctions between occupational tax certificates and privileged licenses.

Mr. Hensley noted that staff had originally advertised this public hearing for the November 3, 2025, meeting at 6:30 p.m.; however, at that meeting, staff will request a motion from the Council to postpone the item indefinitely, as the review and revision process is still underway for this approximately 100-page chapter of the City's Code.

10. Consent Agenda

A. Minutes: October 13, 2025 Work Session

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

B. Minutes: October 13, 2025 Executive Session

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

C. Minutes: October 20, 2025 Regular Meeting

Approval of the October 20, 2025, City Council regular meeting minutes.

D. Minutes: October 20, 2025 Executive Session

Approval of the October 20, 2025, City Council executive session minutes.

11. General and Administrative

12. Public Safety

A. Crime Stats: September 2025

Consideration to accept the September 2025 crime statistics.

Chief Bill Westenberger presented September 2025 crime statistics [See **Exhibit A**].

13. Information Technology

14. Public Works and Building Maintenance

A. Resolution: Stormwater and Sewer Easements

Consideration for approval of a Resolution authorizing stormwater and sewer easements with Delta Performance, LLC.

Public Works Director Ricky Stewart presented a Resolution authorizing stormwater and sewer easements with Delta Performance, LLC. He explained that Delta Performance, an automotive company relocating to the wooded lot adjacent to the former Sonic on Cobb Parkway, requires access to connect to the Cobb County Water Authority sanitary sewer line. To do so, the company must cross a portion of City-owned property located behind their site.

Mr. Stewart further explained that the stormwater easement is being requested by the City. While Delta Performance could discharge stormwater on their property, doing so would allow runoff to enter City property uncontained, potentially leading to erosion along the banks of the regional pond. To mitigate this concern, the City has requested that the company extend its stormwater pipe further into the pond, which will require a 20-foot easement.

With Council consensus, Mayor Pro Tem Ferris recommended placing the item on the Consent Agenda for the regular meeting.

B. Purchase Authorization: Vehicles and Equipment

Consideration to authorize the purchase of vehicles and equipment approved in the FY26 Budget.

Mr. Stewart requested authorization to purchase vehicles and equipment previously approved in the FY 2026 Budget. The vehicle purchases include a 2026 Ford Explorer 4x4 in the amount of \$39,770.00 and a 2026 Ford Escape in the amount of \$29,955.00. The equipment purchase includes a 2025 Trac Vac 288 Leaf Vacuum.

Mayor Pro Tem Ferris inquired whether these purchases were being made directly or through the Georgia Municipal Association (GMA) leasing program. Mr. Stewart confirmed that all items would be purchased directly.

With Council consensus, Mayor Pro Tem Ferris recommended placing the item on the Consent Agenda for the regular meeting.

15. Recreation and Culture

A. Resolution: Chalker Park

Consideration for approval of a Resolution to award a contract with Gay Construction as the Construction Manager at Risk (CMAR) for Chalker Park.

Parks and Recreation Director Bill McNair presented a Resolution to award a contract to Gay Construction Company as the Construction Manager at Risk (CMAR) for the Chalker Park project. A Request for Qualifications (RFQ) for CMAR Pre-Construction and Construction Services was advertised in the Marietta Daily Journal. Two qualification packages were received on September 19, 2025, and were subsequently reviewed and ranked by a Selection Committee. Gay Construction Company was selected and has proposed to provide services in the amount of \$246,025.

Councilmember Orochena noted that while reviewing the AIA contract forms, she observed that much of the standard language had been stricken.

Zach Buffington of Patterson & Dewar Engineers explained that the AIA is a standard contract template used across various projects and may be modified to meet specific project or client needs. The edits referenced by Councilmember Orochena were made in consultation with legal counsel to tailor the document to this particular project.

With Council consensus, Mayor Pro Tem Ferris recommended placing the item on the Consent Agenda for the regular meeting.

16. Community Development

A. DISCUSSION ONLY: Accessory Dwelling Units (ADU)

Zoning Administrator Darryl Simmons presented data collected regarding community outreach on Accessory Dwelling Units (ADUs) [See **Exhibit B**]. The data was gathered through town hall meetings, an online survey, and social media interactions (Facebook only). Mr. Simmons reported that community sentiment was mixed: some residents supported ADUs for their flexibility and affordability, while others expressed concerns about neighborhood character and long-term impacts.

Mr. Simmons stated that, based on the feedback and prior Council discussion, he needed direction on whether to proceed with drafting an ADU ordinance.

After discussion, the Council directed staff to draft an ordinance without a buffer requirement. Additionally, Mayor Pro Tem Ferris requested that Mr. Simmons revisit the definition of “family” in the Unified Development Code, increasing it from three unrelated persons to five.

B. DISCUSSION ONLY: Standards for Home Occupation

Mr. Simmons reported that Zoning had submitted a rough draft in the agenda packet regarding amendments to the Home Occupation standards. While the draft has not yet been reviewed by legal, staff wanted to provide an update on the current draft, which aims to address Council concerns and ease the renewal process for home-based businesses.

Mayor Pro Tem Ferris asked whether the draft would be ready for Council consideration at the next meeting. Mr. Simmons explained that it still must be reviewed by legal, advertised, and heard before the Planning Commission. If approved to proceed, the ordinance could be considered by the Council on December 15.

Councilmember Orochena inquired about the processes for home-based businesses in surrounding cities. Mr. Simmons responded that each jurisdiction differs, but the community feedback he has received is that residents want to be informed about activities in their neighborhoods and have the opportunity to provide input.

17. Public Comments

7:15 p.m. Floor Open for Public Comments

MICHELLE NEWMAN [Cemetery Preservation Foundation President]: Ms. Newman provided an update on the Foundation's annual fundraiser, "Life in the Cemetery." This year's theme highlighted Kennesaw residents who have notable local landmarks named after them, such as roads, schools, or buildings. The event featured three tours per night from Friday through Sunday, with a total attendance of 185 people, which is 50 more than previous years. Ms. Newman expressed her gratitude to the Mayor and Council, staff, and the Cemetery Preservation Commission for their continued support.

DONOVAN GIARDINA [City Council Candidate for Post 3]: Mr. Giardina commended the City for the success of the Candy Crawl, noting that he personally gave out over 12 pounds of candy. He also thanked attendees of the recent town hall event, specifically recognizing Councilmember Gutierrez-Leon for asking thoughtful questions. Mr. Giardina encouraged residents to participate in those types of events and vote in the upcoming election on Tuesday, November 4.

MARY MILLER [City Resident]: Ms. Miller commented on the data presented regarding Accessory Dwelling Units (ADUs). She referenced Pew Research Center statistics, noting that 59% of people over age 65 use Facebook, but pointed out that other social media platforms like Instagram and Reddit were not included. Ms. Miller suggested that the presentation overstated negative sentiment at 60%, emphasizing that the younger population may have been underrepresented in the data presented.

7:20 p.m. Floor Closed for Public Comments

18. City Manager's Report

A. Reports, Discussions, and Updates

Dr. Drobney participated via Zoom and stated that all was well.

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 Orochena recognized all the actors and actresses who participated in the Life in the Cemetery tours. Despite the rain during her tour, she found it very entertaining. She also noted that the Candy Crawl was enjoyable and expressed appreciation for the movie event.

Councilmember Viars attended Life in the Cemetery on Sunday. Although she has attended every year, this was the first year that the event was impacted by rain and cold, requiring participants to sit under a tent. She commended the Foundation for making “lemonade out of lemons” and stated she really enjoyed the event. She also agreed that the Candy Crawl was a success and thanked the Downtown Merchants for their contributions.

Councilmember Jones reported receiving positive community feedback regarding the repaving of roads.

Councilmember Gutierrez-Leon thanked all participants and organizers involved with the Candy Crawl and expressed excitement for next year’s event.

Mayor Pro Tem Ferris described Life in the Cemetery as magnificent. He noted that, despite the weather, nearly all ticket holders attended the event. He also highlighted recent improvements on North Main Street, including new streetlights and road paving, emphasizing that the City is reinvesting in infrastructure.

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 Pro Tem Ferris adjourned the meeting at 7:26 p.m. The regular meeting will be held on Monday, November 3, 2025 at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.

Lea Alvarez, City Clerk

DRAFT

September 2025 Crime Statistics

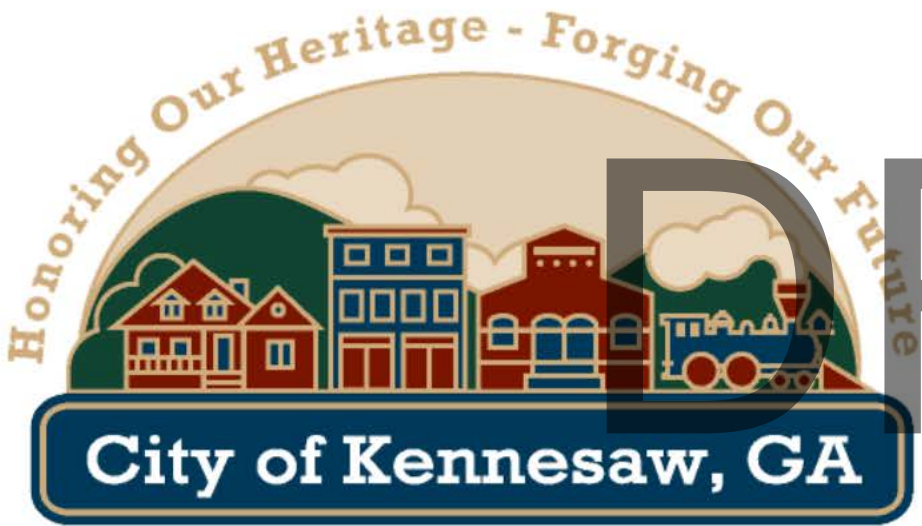


Group A Crimes	Sep 2025	Sep 2024	YTD 2025	YTD 2024
AGGRAVATED ASSAULT	6 (+3)	3	39 (+7)	32
ANIMAL CRUELTY	0 (+0)	0	0 (+0)	0
ARSON	0 (+0)	0	1 (+1)	0
BRIBERY	0 (+0)	0	0 (+0)	0
BURGLARY	2 (-4)	6	25 (-3)	28
DRUG/ NARCOTICS OFFENSES	32 (+8)	24	273 (-4)	277
EMBEZZLEMENT	0 (+0)	0	3 (+1)	2
EXTORTION	0 (-4)	4	9 (-7)	16
FORGERY	1 (+1)	0	12 (-3)	15
FRAUD OFFENSES	14 (+3)	11	128 (+12)	116
HOMICIDE OFFENSES	0 (+0)	0	0 (-2)	2
INTIMIDATION	7 (+1)	6	92 (+44)	48
KIDNAPPING	1 (-1)	2	10 (-2)	12
LARCENY/ THEFT OFFENSES	16 (+3)	13	126 (+20)	106
MOTOR VEHICLE THEFT	2 (+0)	2	25 (+4)	21
PORNOGRAPHY OBSCENE MATERIAL	0 (-1)	1	2 (-6)	8
ROBBERY	0 (+0)	0	4 (+2)	2
SEX OFFENSES	4 (-3)	7	25 (-3)	28
SIMPLE ASSAULT	16 (+5)	11	123 (-37)	160
STOLEN PROPERTY OFFENSES	0 (-2)	2	11 (-5)	16
VANDALISM	3 (-3)	6	52 (-6)	58
WEAPONS LAW VIOLATIONS	3 (+1)	2	39 (+9)	30
Totals	107	100	999	977

	Sep 2025	Sep 2024	YTD 2025	YTD 2024
Dispatched Calls for Service	823 (+69)	754	6,871 (+734)	6,137
Self-Initiated Activity	1,690 (+578)	1,112	12,993 (+3,305)	9,688
Traffic Citations	777 (+326)	451	5,687 (+725)	4,962
Traffic Warnings*	930 (+277)	653	7,174 (+1,761)	5,413
Arrests**	85 (+26)	59	733 (+7)	726

	Sep 2025	Sep 2024	YTD 2025	YTD 2024
Auto Accidents	104 (-1)	105	934 (+100)	834
Accident w/ Injury	8 (-4)	12	86 (+15)	71
Hit and Run	16 (+5)	11	117 (+33)	84
Hit and Run w/ Injury	0 (+0)	0	3 (+0)	3
Person Hit by Auto w/ Injury	2 (+2)	0	5 (+2)	3

* Warnings do not include verbal warnings **
 Arrests do not include juvenile arrests



Accessory Dwelling Units (ADU) Findings

Participation Results



- Staff held a series of town hall meetings



- Online survey collecting data from July 9th – September 19th
- Total unique responses = 255
 - Online survey response: 212
 - *Paper survey response: 6
 - *Townhall survey response (Menti): 37

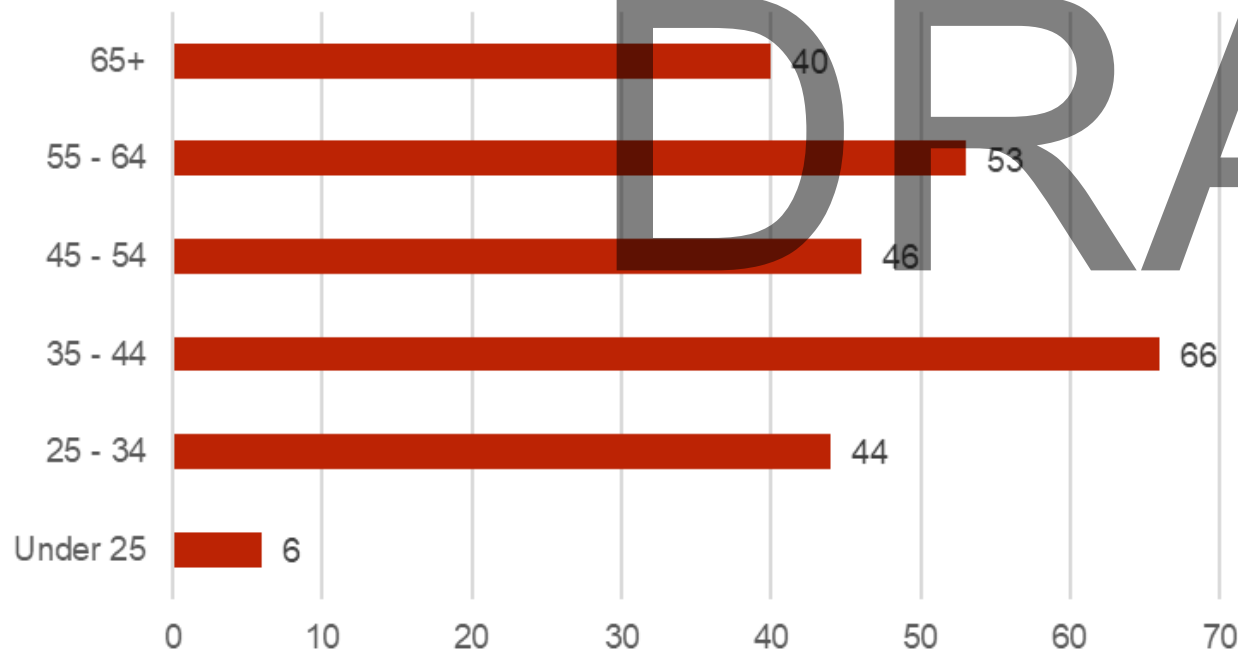
**Not all questions had full participation*

- Social Media interactions and comments

Demographic



Age Group



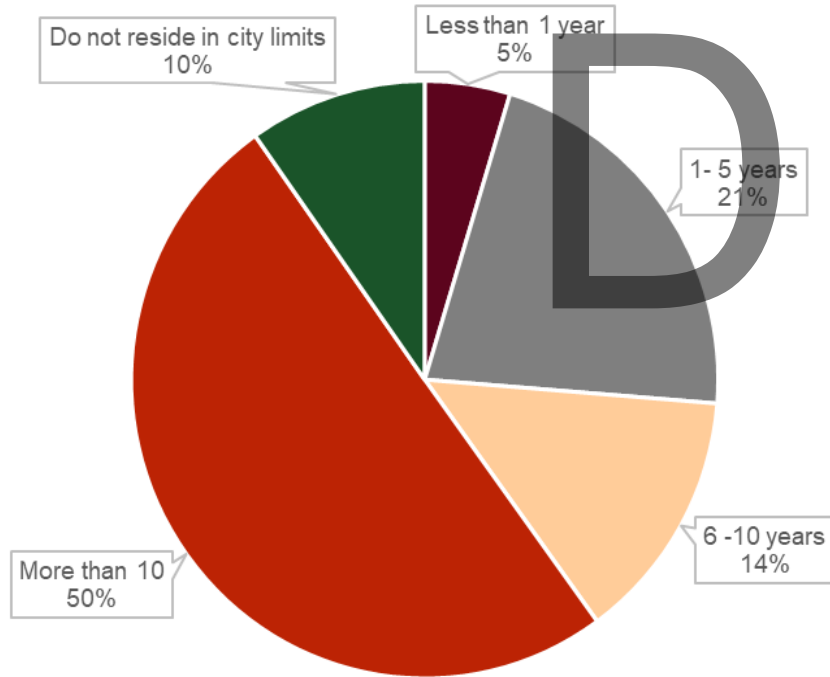
Participant Age Distribution

- 35–44 is the largest age group represented (66 participants)
- Followed by:
 - 55–64: 53 participants
 - 45–54: 46 participants
 - 25–34: 44 participants
 - 65+: 40 participants
 - Under 25 is the smallest group (6 participants)

Demographic



Kennesaw Residency



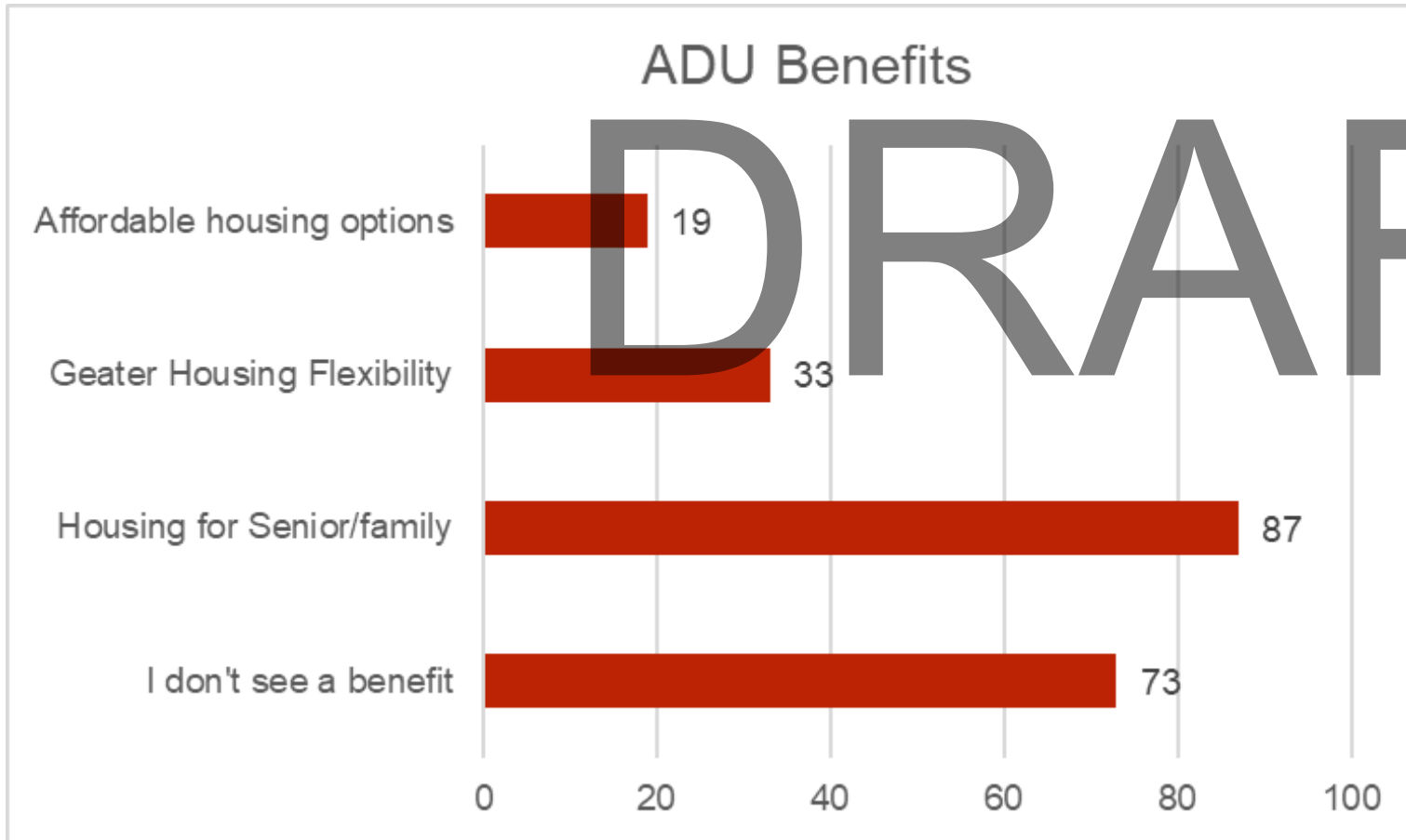
Resident Tenure & Housing Type

- 50% of participants have lived in Kennesaw for over 10 years
- 92% reside in single-family homes
- 6% live in a townhome or duplex
- 2% live in an apartment or condo

Homeownership Status

- 91% of participants own their home
- 6% (13 respondents) rent
- 3% (7 respondents) live with family or friends

Benefits of ADUs



- Housing option for seniors and families
- Greater housing flexibility
- 41% did not see a benefit

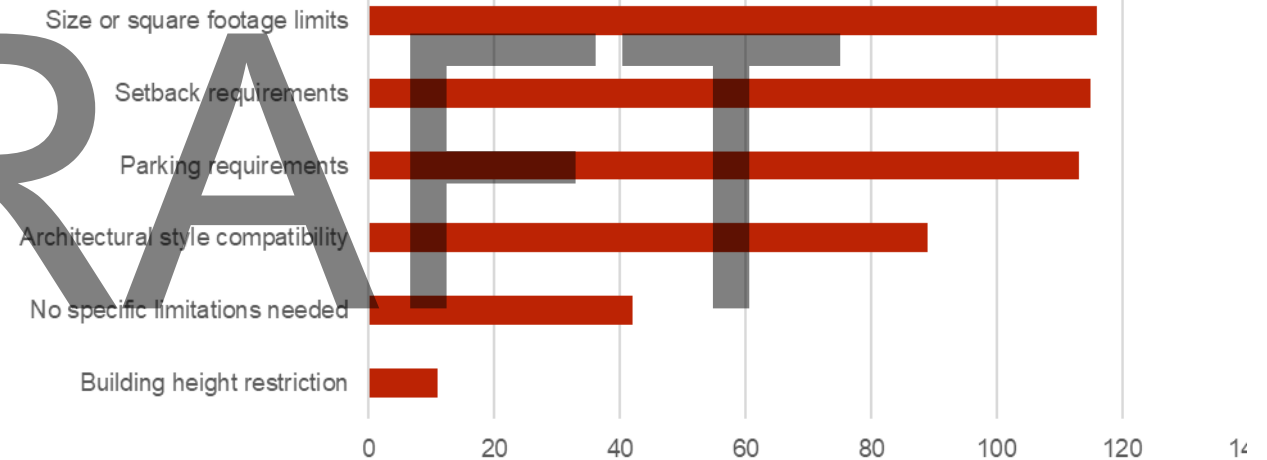
Design Consideration for ADUs



Which of the following design considerations do you believe should apply to ADUs?



Design Considerations



Top Design Concerns Identified by Respondents

- Setback Requirements
- Architectural Compatibility
- Parking Requirements

Top Community Concerns



Housing & Density

- Increased density (Increased population) and overcrowding
- Excessive housing stock

Infrastructure & Mobility

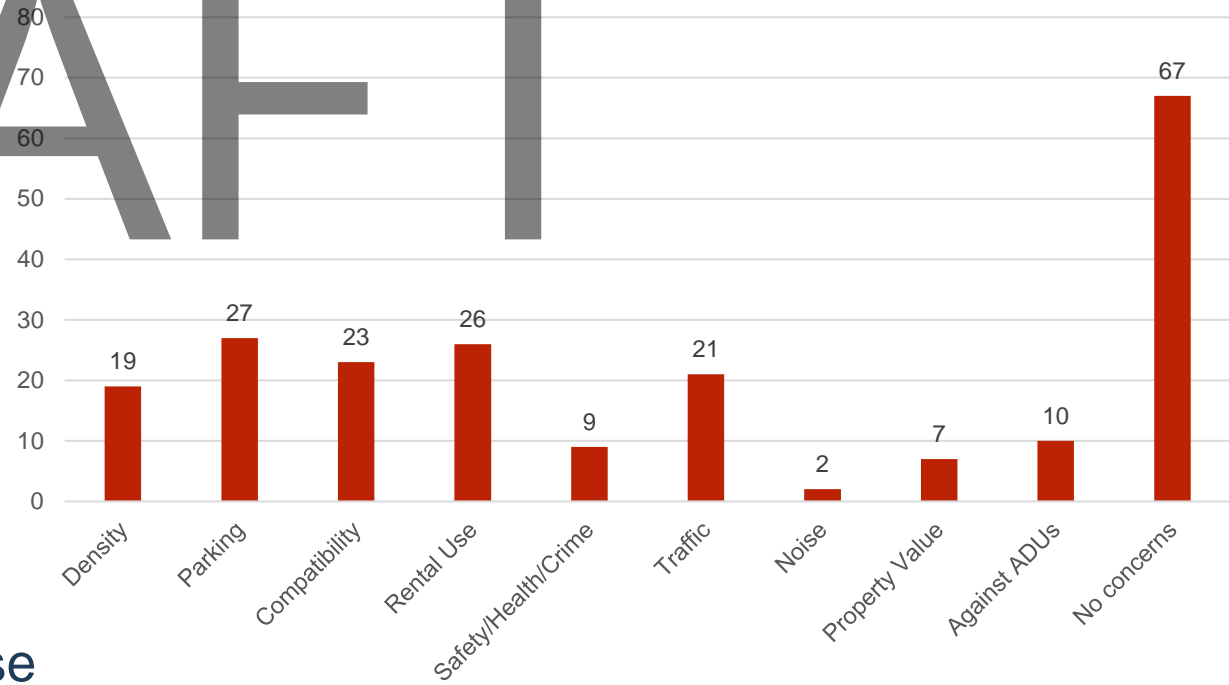
- Traffic congestion
- Limited parking availability

Neighborhood Compatibility

- Visual compatibility with existing community character
- Impact of short-term rentals (Airbnb) and rental use
- Potential effect on property values

DRAFT

ADUs Concerns



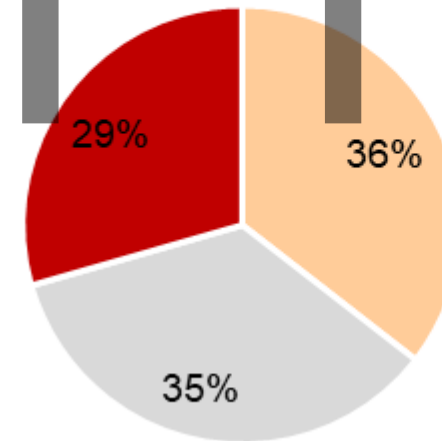
Single-family Zoning Districts and ADUs



Additional comments:

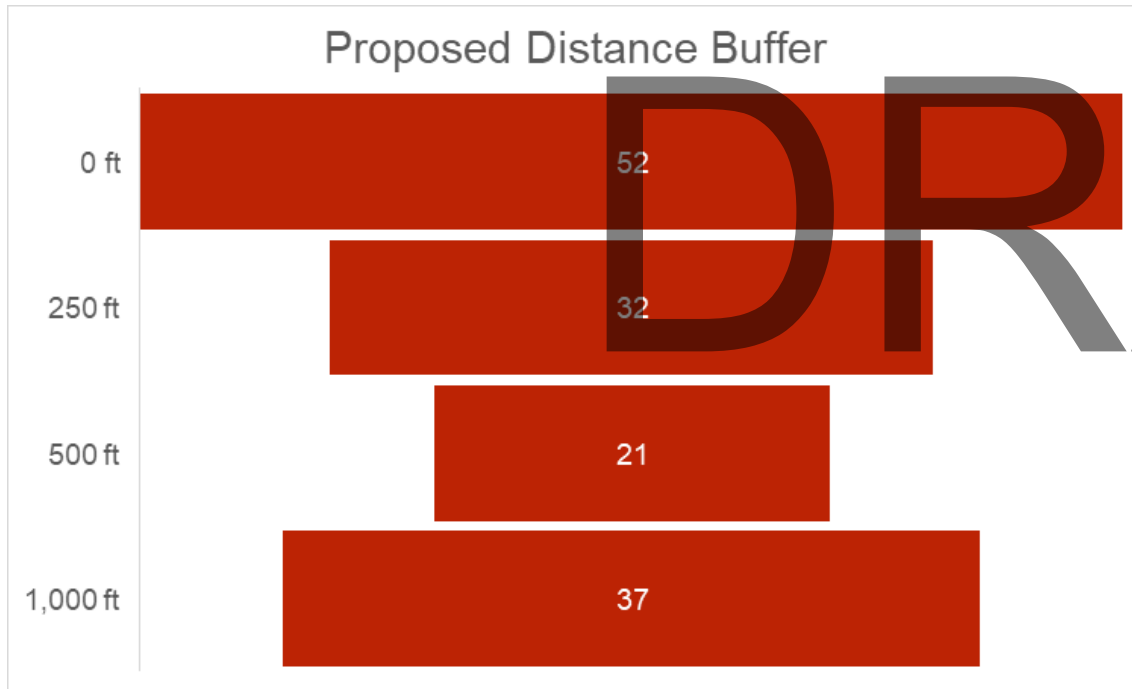
- 35% suggests case by case approval to review the appropriateness on areas such as:
 - Available space (lot size)
 - Setback
 - Number of ADUs on the lot
- 36% suggests allowing ADU in all residential zoning districts
- 29% were against the presence of ADU

ADUs in Single Family Residential Districts



- Allowed in all residential
- Case by case Approval
- Against ADUs

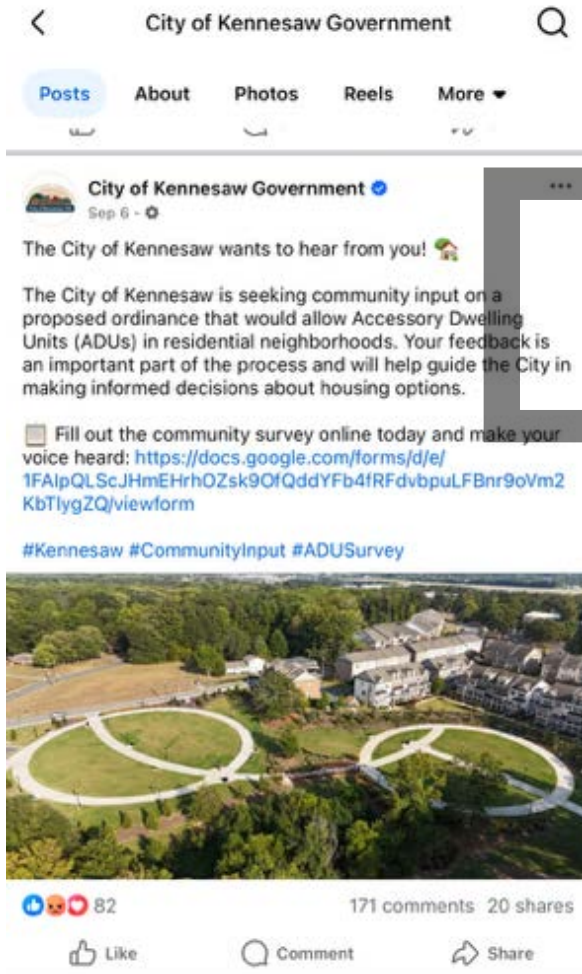
Distance buffer between ADUs



Additional comments

- Subject to property setback requirements
- Fire Department consultation is essential to ensure safe separation between structures
- Case by case basis with specific requirements such as lot size, lot shape, access to site, existing density in the neighborhood
- 24 survey participants did not support the implementation of ADUs

Social Media Feedback



Facebook Post (Sept 6th)

- Total Engagement: 171 comments
- 62% expressed opposition to ADUs

Key Concerns Raised by Residents

- Parking limitations and increased demand for on-street spaces
- Higher residential density and potential strain on infrastructure
- Lack of accessible information about ADU impacts and regulations
- Oversaturation of multi-use residential properties

Utility Services and Site Infrastructure



- **Load**

- A separate meter is not required.
- Project submission required to determine if the existing equipment can handle the new load.



- **Access & Placement**

- All utility-related equipment must be accessible by truck for installation, maintenance, and emergency repair.



Neighboring Jurisdictions' Experience



Jurisdiction	Ordinance Adoption	# ADUs Approved	Code Complaints	Challenges
Acworth	2018*	70*	No reported rise relating to ADUs	Utility logistics with attached ADUs
Marietta	2019	ADU construction not tracked	No reported rise relating to ADUs	Verifying "no paying guest or tenants" provision
Powder Springs	2015*	1	No reported rise relating to ADUs	No reported challenges

* Denotes estimate provided by staff

Key Takeaways from ADU Feedback



- **Mixed Community Sentiment**

- While some residents support ADUs for flexibility and affordability, others expressed concerns about neighborhood character and long-term impacts.

- **Need for Clear Guidelines and Regulations**

- **More Information on Community Impacts**

- **Rental Use and Enforcement:** Need for clear enforcement mechanisms and monitoring.

- **Traffic, Density, and Parking Implications**



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

10/27/2025

Public Comment Sign-in

Name	Address	Topic
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
19		

DRAFT



Item Report

TO: The Honorable Mayor and City Council
FROM: Lea Alvarez, City Clerk
DATE: November 17, 2025
TITLE: **Minutes: November 3, 2025 City Council Meeting**
Approval of the November 3, 2025 City Council Regular Meeting Minutes.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

1. 2025-11-03 City Council Draft Meeting Minutes

A. Ordinance: Chapter 22 Amendments

Consideration for approval an Ordinance to amend Chapter 22, entitled, "Businesses" of the Code of Ordinances of the City of Kennesaw, Georgia.

City Attorney Sam Hensley, Jr. presented an Ordinance to amend Chapter 22, entitled, "Businesses" of the Code of Ordinances of the City of Kennesaw, Georgia. The proposed amendments are part of an ongoing effort to comprehensively revise Chapter 22. Most of the revisions focus on clarifying the distinctions between occupational tax certificates and privileged licenses. Mr. Hensley, Jr. noted that staff had originally advertised this public hearing for tonight's meeting; however, the review and revision process is still underway, and the public hearing will need to be postponed indefinitely.

Mayor Easterling asked for the motion to be read as withdrawing the agenda item indefinitely.

Motion by Mayor Pro Tem Ferris to withdraw an Ordinance to amend Chapter 22, entitled, "Businesses" of the Code of Ordinances of the City of Kennesaw, Georgia indefinitely. Seconded by Councilmember Orochena.

6:31 p.m. Floor Open for Public Comments

No comments.

6:32 p.m. Floor Closed for Public Comments

Vote taken: motion unanimously approved 5-0. Motion passed.

11. Consent Agenda

A. Minutes: October 13, 2025 Work Session

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

B. Minutes: October 13, 2025 Executive Session

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

C. Minutes: October 20, 2025 Regular Meeting

Approval of the October 20, 2025, City Council regular meeting minutes.

D. Minutes: October 20, 2025 Executive Session

Approval of the October 20, 2025, City Council executive session minutes.

E. Resolution: Settlement Agreement with Lance Oil Company

Consideration for approval of a Resolution authorizing a Settlement Agreement and Mutual Release of Claims between the City of Kennesaw and A.R. Brooks Enterprises, Inc. d/b/a Lance Oil Company.

[Resolution No. 2025-70](#)

F. Resolution: Stormwater and Sewer Easements

Consideration for approval of a Resolution authorizing stormwater and sewer easements with Delta Performance, LLC.

Resolution No. 2025-71

G. Purchase Authorization: Vehicles and Equipment

Consideration to authorize the purchase of vehicles and equipment approved in the FY26 Budget.

H. Resolution: Chalker Park

Consideration for approval of a Resolution to award a contract with Gay Construction as the Construction Manager at Risk (CMAR) for Chalker Park.

Resolution No. 2025-72

Motion by Councilmember Viars to approve the Consent Agenda engross. Seconded by Councilmember Gutierrez-Leon.

Vote taken: motion unanimously approved 5-0. Motion passed.

12. General and Administrative

13. Public Safety

A. Crime Stats: September 2025

Consideration to accept the September 2025 crime statistics.

Chief Bill Westenberger presented the September 2025 crime statistics [See **Exhibit A**].

Motion by Councilmember Viars to accept the September 2025 crime statistics as presented. Seconded by Councilmember Orochena.

Vote taken: motion unanimously approved 5-0. Motion passed.

14. Information Technology

15. Public Works and Building Maintenance

16. Recreation and Culture

17. Community Development

18. Public Comment

This section is for general comment.

6:35 p.m. Floor Open for Public Comments

ANDREW BRAMLETT [City Resident]: Mr. Bramlett provided some history on the near involvement of Kennesaw in the filming of *God's Little Acre* [See **Exhibit B**].

DONOVAN GIARDINA [City Council Post 3 Candidate]: Mr. Giardina was pleased to see that the Taste of Kennesaw was well attended over the weekend. He shared that his team canvassed approximately 400 homes in preparation for the upcoming election and reminded everyone to get out and vote tomorrow.

6:38 p.m. Floor Closed for Public Comments

19. City Manager's Report

A. Reports, Discussions, and Updates

Dr. Drobney reminded the Council that he had sent an update earlier in the day.

20. 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.

21. Council Reports & Discussions

Mayor Pro Tem Ferris asked what game the City would be displaying on November 15 at the Depot. He suggested showing the Georgia vs. Texas college football game. Dr. Drobney shared the City will update everyone once the licensing has been figured out.

Councilmember Jones had nothing to add this evening.

Councilmember Orochena hoped everyone enjoyed the weekend as much as she did. She went trick-or-treating on Friday, attended the Taste of Kennesaw on Saturday, and saw Paul McCartney in concert on Sunday.

Councilmember Gutierrez-Leon shared that he had a fun weekend with Halloween and the Taste of Kennesaw. He thanked all the vendors, staff, and volunteers who helped make those events possible.

Councilmember Viars reminded everyone to sign up to place a Christmas tree in Depot Park by November 16. Spots are first come, first served.

22. 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.

23. Adjourn

Mayor Easterling adjourned the meeting at 6:43 p.m. The next work session will be held on Monday, November 10, 2025, at 6:30 p.m. in the Council Chambers. The public is

encouraged to attend.

Lea Alvarez, City Clerk

DRAFT

September 2025 Crime Statistics



Group A Crimes	Sep 2025	Sep 2024	YTD 2025	YTD 2024
AGGRAVATED ASSAULT	6 (+3)	3	39 (+7)	32
ANIMAL CRUELTY	0 (+0)	0	0 (+0)	0
ARSON	0 (+0)	0	1 (+1)	0
BRIBERY	0 (+0)	0	0 (+0)	0
BURGLARY	2 (-4)	6	25 (-3)	28
DRUG/ NARCOTICS OFFENSES	32 (+8)	24	273 (-4)	277
EMBEZZLEMENT	0 (+0)	0	3 (+1)	2
EXTORTION	0 (-4)	4	9 (-7)	16
FORGERY	1 (+1)	0	12 (-3)	15
FRAUD OFFENSES	14 (+3)	11	128 (+12)	116
HOMICIDE OFFENSES	0 (+0)	0	0 (-2)	2
INTIMIDATION	7 (+1)	6	92 (+44)	48
KIDNAPPING	1 (-1)	2	10 (-2)	12
LARCENY/ THEFT OFFENSES	16 (+3)	13	126 (+20)	106
MOTOR VEHICLE THEFT	2 (+0)	2	25 (+4)	21
PORNOGRAPHY OBSCENE MATERIAL	0 (-1)	1	2 (-6)	8
ROBBERY	0 (+0)	0	4 (+2)	2
SEX OFFENSES	4 (-3)	7	25 (-3)	28
SIMPLE ASSAULT	16 (+5)	11	123 (-37)	160
STOLEN PROPERTY OFFENSES	0 (-2)	2	11 (-5)	16
VANDALISM	3 (-3)	6	52 (-6)	58
WEAPONS LAW VIOLATIONS	3 (+1)	2	39 (+9)	30
Totals	107	100	999	977

	Sep 2025	Sep 2024	YTD 2025	YTD 2024
Dispatched Calls for Service	823 (+69)	754	6,871 (+734)	6,137
Self-Initiated Activity	1,690 (+578)	1,112	12,993 (+3,305)	9,688
Traffic Citations	777 (+326)	451	5,687 (+725)	4,962
Traffic Warnings*	930 (+277)	653	7,174 (+1,761)	5,413
Arrests**	85 (+26)	59	733 (+7)	726

	Sep 2025	Sep 2024	YTD 2025	YTD 2024
Auto Accidents	104 (-1)	105	934 (+100)	834
Accident w/ Injury	8 (-4)	12	86 (+15)	71
Hit and Run	16 (+5)	11	117 (+33)	84
Hit and Run w/ Injury	0 (+0)	0	3 (+0)	3
Person Hit by Auto w/ Injury	2 (+2)	0	5 (+2)	3

* Warnings do not include verbal warnings **
 Arrests do not include juvenile arrests

KENNESAW HISTORY

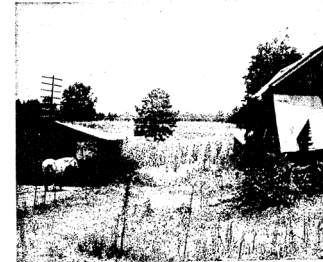
God's Little Acre

Georgia is now a major part of today's film industry, but in the 1950s it was a much smaller part of the state's economy. In 1957, Hollywood tried to film in Kennesaw, though they would be quickly rebuffed.

Georgia author Erskine Caldwell's 1933 novel *God's Little Acre* was an international bestseller, and it examined a dysfunctional farming family near Augusta. In 1957, United Artists began work on a film adaptation and planned to film in Augusta, but due to the novel's scandalous nature Augusta turned them down.

Kennesaw farmer N. L. "Red" Shivers and his neighbor Mrs. Trippe offered their land for the filming. The farmland featured an authentic Georgia farmhouse and a cotton field. Shivers faced pushback from the Cobb County Chamber of Commerce, who felt that *God's Little Acre* would paint Georgia in to negative a light and that filming it in Kennesaw would be a detriment to the state. At the same time, concerned citizens wrote the *Marietta Daily Journal* expressing opposition. After the controversy, the production company announced plans to film near Hollywood instead. The film was ultimately filmed in California, and released in 1958.

Is This "God's Little Acre"?



OLD GRAY NABE MUNCHES CORN. UNAWARE THAT THE DAY IS DISTURBED
Bumstead's Barn and Field of Corn. From: Local Color Film Company



REAL GEORGIA OFFERS WOULD GIVE EXACTS SETTING FOR MOVIE
Used In Background to Use of Mr. Building on the Shivers Farm
(Elder Crowe Photo)



"SWEET WASHINGTON BLOSSOM SOUND EVERY CARM BORN . . ."
Bumstead's Barn and House. Yard of Cox. From: Local Color Film Company



THE TRAVELER GETTING PORRAGE, A SOUTHERNER'S FEELING OF FARM LIFE
Would Take Some Working To Make Caldwell's Characters Feel at Home Here

SHIVERS OFFERS
Kennesaw Farm As Set For Filming Caldwell
By JOYCE HOWARD
Plans for filming the movie "God's Little Acre" in Kennesaw, Ga., were abandoned last week, but a Kennesaw farmer has offered United Artists the use of his farm as a set for the film. The offer was made by N. L. "Red" Shivers, a Kennesaw farmer who has offered his farm as a set for the film. The offer was made by N. L. "Red" Shivers, a Kennesaw farmer who has offered his farm as a set for the film.

WALKER OFFERS LEAVE
LONDON (AP) — The British film industry is looking for a new location for the filming of "God's Little Acre" in Georgia. The film industry is looking for a new location for the filming of "God's Little Acre" in Georgia.

Rademacher-Patterson Bout Worst Thing To Happen To Boxing-Louis
By DAN HANLEY JR.
I would never have done a thing like that," said the boxer member of the 1949, "and neither would any other champion in this country."

SAVE! SAVE! SAVE!

August 14, 1957 *Marietta Daily Journal*

Presented by Andrew J. Bramlett at the November 3, 2025, City of Kennesaw Mayor & Council Meeting

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 Meeting
11/3/2025
Public Comment Sign-in**

	Name	Address	Topic
1	<i>Andrew J. Bramlett</i>	<i>2990 Sonnenfield Ct.</i>	<i>Local history</i>
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
19			

DRAFT



Item Report

TO: The Honorable Mayor and City Council

FROM: Robbie Balenger, Building & Facilities Director

DATE: November 17, 2025

TITLE: **Resolution: Adams Park Baseball and Softball Electrical Service Upgrade**
 Consideration for approval of a Resolution awarding the Adams Park baseball and softball quads electrical services project to Allstar Lighting and Electrical Services, Inc.

Summary:

This resolution is for the replacement of outdated electrical services at the Baseball and Softball quads in Adams Park. The quote provided by Allstar Lighting and Electrical Services Inc. includes all materials and labor necessary for replacement of all breakers, high voltage panel, low voltage panel, enclosures, contractors, wires, and conduits.

Recommendation:

The Building and Facilities Director recommends approval

Fiscal Impact:

2022 SPLOST Facilities Improvements — \$72,630

Attachments:

1. Resolution Adams Park Baseball and Softball Service Replacement
2. Estimate_1342_from_Allstar_Lighting__Electrical_Services_Inc

**CITY OF KENNESAW
GEORGIA**

RESOLUTION NO. 2025-__

RESOLUTION TO AWARD PROJECT TO ALLSTAR LIGHTING & ELECTRICAL SERVICES, INC FOR THE REPLACEMENT OF THE ADAMS PARK BASEBALL AND SOFTBALL QUADS ELECTRICAL SERVICES

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS:

WHEREAS, the electrical service for Baseball and Softball Quads at Adams Park controls all lights, scoreboards, concessions and restrooms; and

WHEREAS, the scope of work includes all material and labor necessary for the replacement of all breakers, high voltage panel, low voltage panel, enclosures, contactors, wires, and conduit; and

WHEREAS, Allstar Lighting & Electrical Services, Inc. pricing is based off current Cobb County Contract pricing; and

WHEREAS, the estimated project cost totals \$72,630 and will be paid from 2022 SPLOST Facility Improvements.

NOW, THEREFORE, BE IT RESOLVED the Kennesaw City Council authorizes the mayor to award the proposal with Allstar Lighting and Electrical Services, Inc. for replacement of the Electrical Services as shown in Exhibit A.

PASSED AND ADOPTED by the Kennesaw City Council on this __ day of November, 2025.

ATTEST:

CITY OF KENNESAW

Lea Alvarez, City Clerk

Derek Easterling, Mayor

Allstar Lighting & Electrical Services, Inc
 361 Reynolds Rd
 Hiram, GA 30141 US
 invoice@allstar-light.com

Estimate 1342



ADDRESS	SHIP TO	DATE	TOTAL
City of Kennesaw 2529 J O Stephenson Ave, NW Kennesaw, GA 30144	Ken Carruth Baseball fields #1-4 Softball fields #1-4 Electrical service replacement	10/23/2025	\$72,630.00

SALESMAN
JS

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Electrician with service truck	Baseball field: replace the freestanding electrical service for baseball fields #1-4 with all new breaker panels, breakers, relays, switches and transformer. The new field light control switches will be 6hr. spring wound twist timers that will be controlled by a new Tork astrological digital time clock. All of the new electrical service components will be installed in a single lockable outdoor rated metal cabinet. An electrical permit will be pulled for this project. Price includes all labor, materials and equipment to complete this project.	1	36,420.00	36,420.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		Softball Fields 1-4: replace the freestanding electrical service for softball fields #1-4 with all new breaker panels, breakers, relays, switches and transformer. The new field light control switches will be 6hr. spring wound twist timers that will be controlled by a new Tork astrological digital time clock. All of the new electrical service components will be installed in a single lockable outdoor rated metal cabinet. An electrical permit will be pulled for this project.			
	Electrician with service truck	Price includes all labor, materials and equipment to complete this project.	1	36,210.00	36,210.00

Please find attached your latest job quote. This is not an invoice. Thank You for your repeat business. If there are any questions you may have please don't hesitate to contact us at 770-439-0844.

SUBTOTAL	72,630.00
TAX	0.00
TOTAL	\$72,630.00

THANK YOU.

We appreciate and value your support.

AllStar Lighting and Electrical
361 Reynolds Road
Hiram, Ga. 30141
770-439-0844

Accepted By

Accepted Date



Item Report

TO: The Honorable Mayor and City Council
FROM:
DATE: November 17, 2025
TITLE: Reports, Discussions, and Updates

Summary:

Recommendation:

Fiscal Impact:

Attachments:
None



Item Report

TO: The Honorable Mayor and City Council

FROM:

DATE: November 17, 2025

TITLE: 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.

Summary:

Recommendation:

Fiscal Impact:

Attachments:

None