

**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/](http://www.kennesaw-ga.gov/publicmeetings/)  
December 8, 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-Leon  
City Clerk Lea Alvarez  
City Manager Jeff Drobney  
City Attorney Sam Hensley, Jr.

**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. Update: Taste of Kennesaw**

Update on the 2025 Taste of Kennesaw event by Michael Everhart.

This update will be provided at the Monday, December 15, 2025, City Council regular meeting.

**B. Recognition: Government Finance Officers Association Award**

Recognition of the City of Kennesaw's Finance Department for being awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association of the United States and Canada.

This presentation will be provided at the Monday, December 15, 2025, City Council regular meeting.

**6. Old Business**

**7. New Business**

**A. Resolution: Intergovernmental Agreement for Animal Control Services**

Consideration for approval of a Resolution authorizing the Mayor to sign an

Intergovernmental Agreement with Cobb County for Animal Control services.

City Manager Jeff Drobney presented a Resolution authorizing the Mayor to sign an Intergovernmental Agreement (IGA) with Cobb County for Animal Control Services.

This IGA was discussed at the last set of meetings and was contingent on the adoption of the Chapter 10 amendments in the Kennesaw Code of Ordinances that was passed at the December 1, 2025, City Council meeting.

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

**B. SPLOST: 2028 Proposed Projects List**

Consideration for approval of the proposed projects for the 2028 Special Purpose Local Option Sales Tax (SPLOST) referendum.

Assistant City Manager Marty Hughes presented the proposed projects for the 2028 Special Purpose Local Option Sales Tax (SPLOST) referendum, which Cobb County has scheduled for the public vote in November 2026. Based on the committee's evaluations, the proposed project list reflects the City's priorities and needs for the next six years. Mr. Hughes noted that due to legal timelines established by the County, the City is required to submit its proposed project list by the end of the month.

Mayor Pro Tem Ferris asked what revenue amount the County has projected for the City over the six-year SPLOST program. Mr. Hughes responded that the estimated amount is \$46,771,381. Mayor Pro Tem Ferris stated that he does not support the inclusion of a new City Hall building on the proposed list and would have preferred additional funding allocated for paving. Mr. Hughes explained that the Public Works Director served on the committee and had extensive discussions with the City Manager regarding infrastructure needs, including paving, and noted that the City also utilizes State resources to help fund those projects.

Mayor Pro Tem Ferris also asked about public hearings for the proposed list. Mr. Hughes shared that he attended a meeting with the County the previous week and that Commissioner Gambrill has expressed interest in holding a joint meeting with the City. Mayor Pro Tem Ferris emphasized the importance of providing the public with opportunities to offer input and suggest additional projects and stated his hope that several iterations of the draft list would be developed based on public feedback.

Councilmember Jones expressed concern that the proposed \$2 million allocation for stormwater infrastructure upgrades may be insufficient and stated his desire to see additional funding dedicated to that area. Mr. Hughes responded that the committee made every effort to allocate limited resources across a wide range of projects.

Councilmember Gutierrez-Leon asked when Tier 2 projects would begin. Mr. Hughes explained that Tier 1 projects would be completed first and that Tier 2 projects would move forward only if funding remains available. He added that the amount of remaining funding would require further discussion among staff, the Mayor, and Council.

Mayor Pro Tem Ferris stated that project cost estimates are best-case projections and noted that experience has shown estimates to be conservative and not always reflective of true costs. He expressed concern that rising costs could impact the City's ability to complete all Tier 1 projects within the six-year timeframe and suggested that funding adjustments may be necessary. Mr. Hughes responded that the City has generally done a solid job of staying within budget using estimates that are six to eight years old.

Mayor Pro Tem Ferris concluded by emphasizing the importance of reaching as many residents as possible and ensuring ample opportunities for public engagement.

Mayor Easterling stated that once we receive public input, we can adjust as necessary. In order to continue meetings with the County we must submit the current list by year's end. We can then hold town halls for public input.

## **8. Committee and Board Reports**

## **9. Public Hearing(s)**

## **10. Consent Agenda**

- A. **Minutes: November 24, 2025 Work Session**  
Approval of the November 24, 2025, City Council work session minutes.
- B. **Minutes: December 1, 2025 Regular Meeting**  
Approval of the December 1, 2025, City Council regular meeting minutes.
- C. **Minutes: December 1, 2025 Executive Session**  
Approval of the December 1, 2025, City Council executive session minutes.

## **11. General and Administrative**

- A. **Alcohol License: Worth The Wait Inc.**  
Consideration for approval of a Retail Pouring Alcohol License for Beer, Wine, and Sunday Sales for Worth The Wait Inc d/b/a/ Big Pie in the Sky Pizzeria located at 2090 Baker Road Unit A-103, Kennesaw, GA 30144. Applicant: Amy Hines

Business License Manager Mariyah Nall presented a retail package alcohol license for beer, wine, and Sunday sales for Worth the Wait, Inc. d/b/a Big Pie in the Sky Pizzeria located at 2090 Baker Road, Unit A103 Kennesaw. The applicant has completed the required alcohol workshop per section 6-69. Signs have been posted, and it has been property advertised per Section 6-36. The current application and background check results are on file. A distance survey completed by a certified surveyor indicates the business is within 300 feet of a property line or structure as required by section 6-42 or 6-43. All other distance requirements have been verified. Section 6-42 states that the Mayor and Council can waive the distance requirement if the quiet enjoyment of the premises by the residents thereof is not affected.

## **12. Public Safety**

### **A. Crime Stats: November 2025**

Consideration to accept the November 2025 crime statistics.

Kennesaw Police Chief Bill Westenberger presented the November 2025 crime statistics [see **Exhibit A**].

## **13. Information Technology**

## **14. Public Works and Building Maintenance**

### **A. Resolution: Professional Services for Cobb International Boulevard Pavement Reclamation Project**

Consideration for approval of a Resolution approving Patterson & Dewar Engineers's proposal for professional services for the Cobb International Boulevard Pavement Reclamation Project.

Public Works Director Ricky Stewart presented a proposal from City Engineer Patterson & Dewar for civil engineering services related to the Cobb International Boulevard pavement reclamation project. He noted that this project is part of the congressional earmark grants received for the construction phase and that design services are required to advance the project under the federal grants. The estimated cost for design services is \$285,950.

Mayor Pro Tem Ferris commented on the \$10 million SPLOST allocation for improvements to Cobb International Boulevard and inquired how the two funding sources would be coordinated. Mr. Stewart explained that the intent is to leverage both SPLOST funding and the congressional earmark grants to complete the project.

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

## **15. Recreation and Culture**

## **16. Community Development**

### **A. Discussion Only: Residential Occupancy and Family Definition**

Director of Planning and Zoning Chanelle Campbell stated that Council requested staff review the implications of updating the number of unrelated individuals permitted in a single-family dwelling. Under the Unified Development Code, a family is defined as persons related by blood, marriage, or adoption, or up to three unrelated persons living as a single housekeeping unit. Staff consulted with Building Services and the Cobb Fire Marshal regarding occupancy requirements.

Georgia Life Safety Code allows a single family plus two unrelated occupants; a unit with four unrelated occupants is considered a boarding house. Director of Building Services Scott Banks noted that boarding house designations require fire review and can impact street parking.

Councilmembers asked clarifying questions regarding basements rented to unrelated individuals, personal caretakers, and unmarried couples. Staff confirmed that as long as no more than three unrelated persons reside in a home, the boarding house designation does not apply, and caretakers are permitted. Parking complaints often trigger enforcement cases, which average 12–14 annually. Conversions to boarding houses involve additional building and fire code requirements.

Ms. Campbell stated that staff recommends leaving the current definition of family unchanged.

## **17. Public Comments**

7:14 p.m. Floor Open for Public Comments

TIMOTHY HEYING [City Resident]: Mr. Heying shared that people have contacted him regarding when the contracts for road repaving would be finalized.

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

## **18. City Manager's Report**

### A. Reports, Discussions, and Updates

Dr. Drobney shared that if you weren't at Depot Park last night, you missed a show. The drone show was incredible!

## **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**

## **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-Leon to enter into Executive Session as allowed by O.C.G.A. Sec. 50-14-3 for the purpose of discussing land. Motion seconded by Councilmember Orochena.

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

7:18 p.m. Recess to Executive Session

Mayor, City Council, City Manager, Assistant City Manager, City Clerk, and City Attorney attended Executive Session.

7:34 p.m. Reconvene to Open Session

Councilmember Gutierrez-Leon read the Board back into Open Session and directed the Mayor and City Council to execute an affidavit in compliance with O.C.G.A. Sec. 50-14-4, motion seconded by Councilmember Jones.

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

Motion by Mayor Pro Tem Ferris to add an item to the agenda as discussed in Executive Session directing legal to proceed pursuant to that discussion. Seconded by Councilmember Jones.

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

Motion by Councilmember Gutierrez-Leon to approve said item directing legal to proceed with the action laid out by City Attorney Sam Hensley, Jr. in Executive Session. Seconded by Councilmember Ferris. See **Exhibit B**.

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

## **22. Adjourn**

Mayor Easterling adjourned the meeting at 7:35 p.m. The regular meeting will be held on Monday, December 15, 2025, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.

---

Lea Alvarez, City Clerk

# November 2025 Crime Statistics



Group A Crimes	Nov 2025	Nov 2024	YTD 2025	YTD 2024
AGGRAVATED ASSAULT	4 (-6)	10	46 (-3)	49
ANIMAL CRUELTY	0 (+0)	0	0 (+0)	0
ARSON	0 (+0)	0	1 (+1)	0
BRIBERY	0 (+0)	0	0 (+0)	0
BURGLARY	2 (+0)	2	30 (-3)	33
DRUG/ NARCOTICS OFFENSES	40 (+5)	35	341 (+2)	339
EMBEZZLEMENT	0 (+0)	0	3 (+0)	3
EXTORTION	1 (+0)	1	10 (-9)	19
FORGERY	0 (-3)	3	17 (-5)	22
FRAUD OFFENSES	20 (+3)	17	179 (+34)	145
HOMICIDE OFFENSES	0 (-1)	1	0 (-4)	4
INTIMIDATION	10 (+6)	4	113 (+52)	61
KIDNAPPING	0 (-1)	1	10 (-7)	17
LARCENY/ THEFT OFFENSES	12 (-3)	15	153 (+21)	132
MOTOR VEHICLE THEFT	1 (-2)	3	30 (+2)	28
PORNOGRAPHY OBSCENE MATERIAL	1 (+0)	1	4 (-5)	9
ROBBERY	0 (+0)	0	5 (+2)	3
SEX OFFENSES	3 (+1)	2	29 (-6)	35
SIMPLE ASSAULT	17 (-5)	22	153 (-60)	213
STOLEN PROPERTY OFFENSES	0 (-1)	1	12 (-7)	19
VANDALISM	6 (+2)	4	64 (-7)	71
WEAPONS LAW VIOLATIONS	7 (-7)	14	52 (-1)	53
<b>Totals</b>	<b>124</b>	<b>136</b>	<b>1252</b>	<b>1255</b>

	Nov 2025	Nov 2024	YTD 2025	YTD 2024
Dispatched Calls for Service	748 (-67)	815	8,476 (-70)	8,546
Self-Initiated Activity	1,828 (+755)	1,073	16,313 (+3,301)	13,012
Traffic Citations	1,011 (+514)	497	7,413 (+1,361)	6,052
Traffic Warnings*	958 (+350)	608	9,058 (+2,405)	6,653
Arrests**	72 (+19)	53	887 (-47)	934

	Nov 2025	Nov 2024	YTD 2025	YTD 2024
Auto Accidents	107 (-16)	123	1,173 (-29)	1202
Accident w/ Injury	5 (-8)	13	99 (-1)	100
Hit and Run	12 (+4)	8	140 (+10)	130
Hit and Run w/ Injury	0 (-1)	1	4 (-3)	7
Person Hit by Auto w/ Injury	2 (+1)	1	8 (+4)	4

\* Warnings do not include verbal warnings

\*\* Arrests do not include juvenile arrests

State of Georgia  
County of Cobb

**AFFIDAVIT**

1.

Mayor Derek Easterling was the presiding officer of a meeting of the Kennesaw City Council held on the 8<sup>m</sup> day of Dec., 2025.

2.

That it is my understanding that O.C.G.A. § 50-14-4(b) provides as follows: When any meeting of an agency is closed to the public pursuant to subsection (a) of this Code Section, the chairperson or other person presiding over such meeting shall execute and file with the officials minutes of the meeting a notarized affidavit stating under oath that the subject matter of the meeting of the closed portion thereof was devoted to matters within the exceptions provided by law and identifying the specific relevant exception.

3.

The subject matter of the closed meeting or closed portion of the meeting held on the 8<sup>m</sup> day of Dec, 2025 which was closed for the purpose(s) of legal as allowed by O.C.G.A. Title 50, Chapter 14 was devoted to matters within those exceptions and as provided by law.

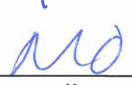
4.

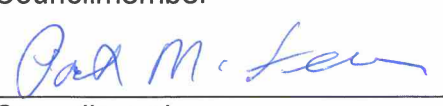
This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4(b) that such an affidavit be executed.


This the 8<sup>m</sup> day of Dec, 2025.


  
\_\_\_\_\_  
Mayor/Presiding Officer

  
\_\_\_\_\_  
Councilmember

  
\_\_\_\_\_  
Councilmember

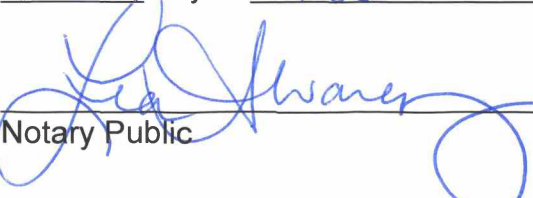
  
\_\_\_\_\_  
Councilmember

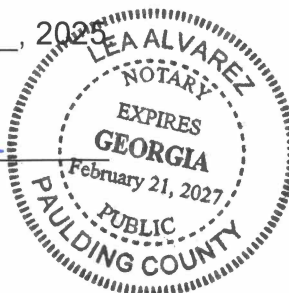
  
\_\_\_\_\_  
Councilmember

  
\_\_\_\_\_  
Councilmember

Sworn to and subscribed before me this the

8<sup>m</sup> day of Dec, 2025

  
\_\_\_\_\_  
Notary Public



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

12/8/2025

Public Comment Sign-in

	Name	Address	Topic
1	Timothy Hess	2059 White Oak	repairing road.
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
19			