

**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/)  
January 12, 2026  
6:30 PM**

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| Present | Mayor Derek Easterling<br>Mayor Pro Tem Pat Ferris<br>Councilmember Madelyn Orochena<br>Councilmember Tracey Viars<br>Councilmember Antonio Jones<br>Councilmember Anthony Gutierrez-Leon<br>City Clerk Lea Alvarez<br>City Manager Jeff Drobney<br>City Attorney Sam Hensley, Jr. |
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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**

**8. Committee and Board Reports**

**9. Public Hearing(s)**

**A. Ordinance: Rezoning Request for 6095 Pine Mountain Road**

Consideration for approval of an Ordinance authorizing a rezoning request submitted by DRB Group Georgia, LLC for the property located at 6095 Pine Mountain Rd (parcel #20014001380). Case #RZ2025-03

Director of Planning and Zoning Director Chanelle Campbell presented a re-zoning request for 6095 Pine Mountain Road submitted by DRB Group Georgia, LLC for the rezoning of 8.823 acres of land for the development of townhomes. On December 31st, City staff received a request to postpone until the February cycle to give the applicant some time to address concerns raised at the community meeting held by the applicant on December 8th. City staff advertised the case properly in the Marietta Daily

Journal with public notice signage placed on the property on December 12th. Because the application was advertised, the City is still required to hold a public hearing and take formal action on the applicant's request. Staff recommends approval of the request to postpone allowing time to address the concerns raised in the application.

Mayor Easterling asked Ms. Campbell to restate the hearing dates for the application. Ms. Campbell stated that for the Planning Commission, the hearing date is February 4th and the hearing dates for Mayor and Council are February 9th and February 16th. Attorney Adam Rozen was present to formally request a February postponement on behalf of client DRB Group Georgia. Rozen stated that they need more time to work out an access issue with an adjoining property owner.

Mayor Easterling thanked Attorney Rozen for his comments and stated that since this is a public hearing we will have public comments but the motion will be to postpone the hearing until the February 16th City Council meeting. Mayor asked the City Council if there were any objections, to which there were none.

## **10. Consent Agenda**

- A. **Minutes: January 5, 2026 Regular Meeting A**  
Approval of the January 5, 2026, City Council regular meeting A minutes.
- B. **Minutes: January 5, 2026 Regular Meeting B**  
Approval of the January 5, 2026, City Council regular meeting B minutes.
- C. **Minutes: January 5, 2026 Executive Session**  
Approval of the January 5, 2026, City Council executive session minutes.

## **11. General and Administrative**

### **12. Public Safety**

- A. **Crime Statistics: December 2025**  
Consideration to accept the December 2025 and year-end 2025 crime statistics.

Consideration to accept the December 2024 Crime Statistics. Chief Bill Westenberger presented the December 2025 and year-end 2025 crime statistics.

### **13. Information Technology**

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

- A. **Resolution: Southern Museum Elevator Modernization**  
Consideration for approval of a Resolution awarding a contract to Otis Elevator Company for the modernization of the Southern Museum elevator.

Building & Facilities Director Robbie Ballenger presented a Resolution awarding a

contract to Otis Elevator Company for the modernization of the elevator at the Southern Museum. The current elevator is at the end of its useful life and is currently inoperable. The installation process will take 6 months and will cost \$119,571.00.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the next regularly scheduled City Council meeting.

## **15. Recreation and Culture**

### **A. Discussion Only: Chalker Park Construction**

City Manager Dr. Jeff Drobney discussed the proposed Chalker Park construction. He stated that part of the development plan East Park called for the removal of Chalker Park, an old, small basketball court. Part of the agreement was to relocate Chalker Park into the East Park development. Gay Construction was the selected contractor, and they have quoted an estimate for play equipment, 21 different play events for ages 2–12, plus the rubber safety surface. The cost estimate is \$1,415,738.00 and does not include site furnishings, landscaping or irrigation. We currently have \$1,278,000.00 in funding. We used some funds to design, conduct surface testing and demolish a house on the site. There are two options. Option one: restroom, playground equipment, parking, security lighting, fencing and it will be connected to the pathway project on Cherokee Street. Option two: Scale the project back. The developer is contributing \$500,000.00. There are roughly \$478,000.00 in impact fees and \$300,000 from Parks and Recreation impact fees. To reduce scale, you can remove parking and restrooms and make it a pocket park or add something of significant benefit on that side of town. We would need to do an agenda item and come back with a guaranteed maximum price of \$1,500,000 to add in additional site furnishings, trash cans, benches, and maybe a shade structure.

Councilmember Tracy Viars asked how much additional funding was needed for the project. City Manager Drobney stated that we need to contribute an additional \$450,000.00 because some of the dollars have already been spent.

Mayor Easterling stated that he thinks that what we want is the full thing and that he thinks everyone is in favor of moving the \$450,000 to complete that park as we planned the first time.

Councilmember Tracy Viars stated that she wouldn't want to short the project since we are doing all of the improvements on Cherokee Street.

Councilmember Madelyn Orochena asked how much additional funding was needed.

City Manager Drobney stated that he had not gone back out to prepare an updated estimate. We may need an additional 85,000 for site furnishings, trash cans and benches. We can increase the estimate to a maximum that would not be exceeded, just in case.

Councilmember Antonio Jones asked what the maximum figure would be.

Director of Public Works Ricky Stewart commented that additional funding would enable benches, garbage cans and shade structures. An irrigation estimate has yet to be determined. Once sodding is established, irrigation needs can be determined. We may have to manually water for a summer. Water needs will also be determined by when vegetation is planted. Irrigation costs are up in the air depending on scheduling.

Mayor Easterling asked if \$1.5 million will cover the project needs or maybe \$1.6 million. We want to see the park done. Mayor Easterling stated that he was amenable to a figure of \$1.6 million.

Councilmember Madelyn Orochena understood that there maybe a chance that irrigation funding may not be needed at the site. She was open to a \$1.6 million maximum.

Mayor Easterling asked councilmembers if they were "on board" with a \$1.6 million maximum for the project. All councilmembers agreed.

City Manager Drobney stated that an agenda item was needed for the construction costs so that we are all clear. He rounded the amount to \$1.2 million, the playground equipment and surface to \$220k with additional funding for site furnishing.

Councilmember Madelyn Orochena asked if the rubberized surface is completely replacing the turf that was originally on the plans. Dr. Drobney stated that it doesn't cover the entire site, but it does cover the playground area. Orochena further inquired if there was anything in the plan that was not a rubberized surface. Dr. Drobney stated that there will be areas that are sodded since we are not developing the entire property. Eventually, we will come back and add more to the site. Orochena stated that she remembers seeing an original plan roughly two years ago. She remembered the artificial turf being incorporated into a lot of the plan. Dr. Drobney stated that the plans that were circulated roughly two years ago were just concepts.

Parks and Recreation Director Bill McNair advised Councilmember Madelyn Orochena that the rubberized area was just for the playground.

Councilmember Anthony Gutierrez-Leon asked if the rubberized safety surface was similar to a loose, rubber, gravel-type of safety surface. Dr. Drobney stated that the safety surface is poured.

Parks and Recreation Director Bill McNair stated that the safety surface is similar to what we have at our fitness stations. The current safety surfaces at these sites are poured-in-place rubber.

Councilmember Anthony Gutierrez-Leon asked Parks and Recreation Director Bill McNair how long the floors last. McNair stated that the useful life is 10 years or so depending on wear and tear. The life fitness safety surface lasted 15 years.

Councilmember Antonio Jones stated that he does not favor the use of wood chips for safety surface.

## **16. Community Development**

### **A. Resolution: Professional Planning Services for the City of Kennesaw Livable Centers Initiative (LCI)**

Consideration for approval of a Resolution accepting Pond & Company's proposal to provide professional planning services for the City of Kennesaw's Livable Centers Initiative (LCI) study update.

Director of Planning and Zoning Director Chanelle Campbell presented a resolution for professional planning services for the City of Kennesaw's Livable Centers Initiative.

The City was awarded a \$200k grant to complete an updated LCI study focused on the Cobb Parkway corridor. The RFP was advertised in the Marietta Daily Journal on September 12th and September 26th, respectively. The City received three qualification packages by the October 10th submission deadline, with each submittal being evaluated using specific selection criteria and ranked by the selection committee. Pond and Company was identified as the top ranked firm. The ARC will fund 80 percent of the total cost with the City responsible for twenty percent of the cost. Planning and Zoning recommends approval of the Resolution.

Mayor Easterling stated that this is very important to us. The City was awarded a \$160k grant and is contributing \$40k to look at the Cobb Parkway corridor coming into downtown.

Councilmember Orochena asked how much of the LCI study's scope is focused on connecting streets. Mayor Easterling stated the scope is from Kean to Kennesaw Due West. The transportation part of this study will focus on traffic.

Director of Planning and Zoning Director Chanelle Campbell stated that the study will focus on a half-mile stretch of Cobb Parkway between Watts and Summers Street. The Cobb Parkway study will focus on vehicle access connectivity.

Councilmember Orochena stated that back when the Council chose the Cobb County corridor for the study, she did have reservations about choosing Cobb Parkway, but she read through the plan wanted to compliment the team at Pond and Company for putting it together.

Lilian Al Haddad from Pond and Company was present for the meeting. She stated that Pond and Company looks forward to working with the City on the project.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the next regularly schedule City Council meeting.

## **17. Public Comments**

6:50 p.m. Floor Open for Public Comments

No comments. 7

6:51 p.m. Floor Closed for Public Comments

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

#### A. Reports, Discussions, and Updates

Dr. Drobney wished the Mayor best of luck on his State of the City address on Tuesday, January 13th.

### **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.

### **22. Adjourn**

Mayor Easterling adjourned the meeting at 6:55 p.m. The regular meeting will be held on Tuesday, January 20, 2026, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.