

**MINUTES OF CITY COUNCIL MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)**

**Livestream: www.kennesaw-ga.gov/publicmeetings/
February 2, 2026
6:30 PM**

| | |
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| Present | Mayor Derek Easterling Mayor Pro Tem Antonio Jones Councilmember Madelyn Orochena Councilmember Tracey Viars Councilmember Jonathon Bothers Councilmember Anthony Gutierrez-Leon City Clerk Lea Alvarez City Manager Jeff Drobney City Attorney Sam Hensley, Jr. |
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1. Invocation

Mayor Easterling led the Invocation.

2. Pledge of Allegiance

City resident Andrew Bramlett led the Pledge of Allegiance.

3. Call to Order

Mayor Easterling called the meeting to order at 6:30 p.m.

4. Announcements

5. Presentations

6. Public Comment

This section is for comment on any item on the agenda.

6:30 p.m. Floor Open for Public Comments

No comments.

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

7. Old Business

8. New Business

9. Committee and Board Reports

10. Public Hearing(s)

A. Ordinance: Chapter 22 Amendments

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

Assistant to the City Manager, Anna Trapp, presented an ordinance amending Chapter 22, "Businesses," of the Code of Ordinances. The purpose of the amendments is to ensure the City's continued compliance with Georgia Bureau of Investigation (GBI) and Federal Bureau of Investigation (FBI) requirements related to background checks for certain privileged business licenses.

Ms. Trapp explained that the GBI has advised the City that separate Originating Agency Identifier (ORI) numbers are required for each category of privileged license. The City currently maintains an ORI number for alcohol licenses. The proposed amendments authorize the Business License Department to request additional ORI numbers from the FBI for bail bondsmen, flea markets, and massage therapy businesses. These license categories are considered privileged licenses and require applicants to undergo background checks and fingerprinting.

Upon approval by the Mayor and Council, staff will forward the amended ordinance provisions to the GBI and FBI for review in support of the City's request for additional ORI numbers.

Assistant Director of Administration Meredith Staton reviewed the ordinance language changes, noting that revisions were made to ensure consistent and accurate terminology throughout the chapter.

City Attorney Sam Hensley thanked staff for their work on the amendments, noting that the prior ordinance contained ambiguity regarding whether applicants would receive a business license or an occupational tax certificate. He explained that the revisions clarify this distinction and ensure the ordinance does not imply that an applicant would receive multiple authorizations to conduct business within the City.

Mayor Pro Tem Jones made a motion to approve [Ordinance No. 2026-01](#) amending Chapter 22, entitled, "Businesses" of the Code of Ordinances of the City of Kennesaw, Georgia, as presented. Councilmember Viars seconded the motion.

6:36 p.m. Floor Open for Public Comments

No comments.

6:37 p.m. Floor Closed for Public Comments

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

11. Consent Agenda

A. Minutes: January 12, 2026 Work Session

Approval of the January 12, 2026, City Council work session minutes.

B. Minutes: January 20, 2026 Regular Meeting

Approval of the January 20, 2026, City Council regular meeting minutes.

C. Cemetery Deed: Section III-71-B

Authorization for the Mayor to sign a deed for a cemetery lot purchased by Kendra Hughes in the Kennesaw City Cemetery.

Councilmember Gutierrez-Leon made a motion to approve the Consent Agenda engross. Councilmember Viars seconded the motion.

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

12. General and Administrative

A. Resolution: H-GAC Interlocal Contract

Consideration for approval of a Resolution authorizing agreement with Houston Galveston Area Council (HGAC) for cooperative purchasing.

911 Director Nikki McGraw presented a resolution authorizing an agreement with the Houston-Galveston Area Council (H-GAC) for cooperative purchasing. Ms. McGraw explained that the agreement allows the City to utilize H-GAC for future purchases, including dispatch consoles, software, vehicles, and related equipment.

She noted that H-GAC conducts a competitive bidding process that allows multiple vendors to submit pricing, which helps the City save time and money while remaining compliant with procurement requirements.

Ms. McGraw also noted that an error in the contract would be corrected prior to execution. The contract term should reflect the fiscal year of October 1, 2025, through September 30, 2026.

Councilmember Orochena made a motion to approve [Resolution No. 2026-05](#) authorizing an agreement with the Houston Galveston Area Council (H-GAC) for cooperative purchasing, as presented. Councilmember Viars seconded the motion.

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

B. Alcohol License: One Stop Gas

Consideration for approval of a Retail Package Alcohol License for Beer, Wine, and Sunday Sales for One Stop Gas, Inc., located at 2520 Cobb Parkway NW, Kennesaw, GA 30152. Applicant: Dalbag Singh

Assistant Director of Administration Meredith Staton presented a Retail Package Alcohol License application for Beer, Wine, and Sunday Sales for One Stop Gas, Inc., located at 2520 Cobb Parkway NW. Ms. Staton stated that the applicant completed the required alcohol workshop in accordance with Section 6-69. She further noted that public notice requirements were met, with signage posted and the application properly advertised pursuant to Section 6-36.

Ms. Staton advised that the completed application and background check results are on file. A distance survey conducted by a certified surveyor confirmed that the business is not located within the restricted distance of any property line or structure as outlined in Ordinance Sections 6-42 and 6-43.

Councilmember Viars made a motion to approve a Retail Package Alcohol License for Beer, Wine, and Sunday Sales for One Stop Gas, Inc. located at 2520 Cobb Parkway NW, Kennesaw, GA 30152, as presented. Mayor Pro Tem Jones seconded the motion.

Prior to consideration of the next agenda item, Councilmember Viars stated that she was unsure whether recusal was necessary due to a prior professional relationship with the landlord. She noted that she does not currently have any leases or ongoing business relationships with the landlord. Mayor Easterling indicated that no conflict existed, as the relationship was unrelated and occurred on a separate project. City Attorney Sam Hensley, Jr. concurred.

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

C. Alcohol License: Kennesaw Mart

Consideration for approval of a Retail Package Alcohol License for Beer, Wine, and Sunday Sales for Kennesaw Mart 2025, Inc., located at 3055 N. Main Street, Kennesaw, GA 30144. Applicant: Zoheb Bhayani.

Assistant Director of Administration Meredith Staton presented a Retail Package Alcohol License application for Beer, Wine, and Sunday Sales for Kennesaw Mart 2025, Inc., located at 3055 North Main Street.

Ms. Staton stated that the applicant completed the required alcohol workshop in accordance with Section 6-69. She further noted that public notice requirements were met, with signage posted and the application properly advertised pursuant to Section 6-36. The completed application and background check results are on file.

A distance survey prepared by a certified surveyor indicated that the business is located within 300 feet of a private residence and within 600 feet of a religious assembly. Section 6-42 applies to locations within 300 feet of a private residence, and Section 6-43 applies to locations within 600 feet of a religious assembly. Both sections authorize the Mayor and Council to waive the applicable distance requirements if granting the license would not have an adverse effect on the private residence or religious assembly.

Mayor Pro Tem Jones made a motion to approve a Retail Package Alcohol License for Beer, Wine, and Sunday Sales for Kennesaw Mart 2025, Inc., located at 3055 North Main Street, Kennesaw, GA 30144, as presented. Councilmember Orochena seconded the motion.

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

D. Fiscal Year 2025: Budget Adjustments

Finance Director Jennifer Gordy presented FY 2025 budget adjustments [see **Exhibit A**].

Councilmember Viars made a motion to accept FY 2025 budget adjustments, as presented. Councilmember Bothers seconded the motion.

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

13. Public Safety

14. Information Technology

15. Public Works and Building Maintenance

A. Resolution: Southern Museum Classroom Refresh

Consideration for approval of a Resolution accepting the proposal presented by Gordian for the Classroom Refresh at the Southern Museum.

Building and Facilities Director Robbie Balenger presented a resolution to accept a proposal from Gordian, through a State contract, to repaint and replace flooring in the classrooms at the Southern Museum at a cost of \$24,496.

Mr. Balenger explained that a portion of SPLOST funds was allocated for upgrades to highly used facilities, noting that the Southern Museum classrooms are utilized on a daily basis.

Councilmember Viars made a motion to approve [Resolution No. 2026-06](#) accepting a proposal from Gordian for the classroom refresh at the Southern Museum, as presented. Seconded by Councilmember Bothers.

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

B. Resolution: Southern Museum Restroom Flooring Replacement

Consideration for approval of a Resolution accepting the proposal presented by Gordian for the replacement of restroom flooring at the Southern Museum.

Building and Facilities Director Robbie Balenger presented a resolution to accept a proposal from Gordian, through a State contract, for the replacement of restroom flooring at the Southern Museum at a cost of \$42,019.

Motion by Mayor Pro Tem Jones to approve [Resolution No. 2026-07](#) accepting a proposal from Gordian for the replacement of restroom flooring at the Southern Museum, as presented. Councilmember Viars seconded the motion.

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

C. Resolution: Ben Robertson Community Center Flooring Replacement

Consideration for approval of a Resolution accepting the proposal presented by Gordian for the flooring replacement at Ben Robertson Community Center.

Building and Facilities Director Robbie Balenger presented a resolution to accept a proposal from Gordian, through a State contract, for the replacement of flooring in the Ben Robertson Community Center at a cost of \$37,815.

Mayor Pro Tem Jones made a motion to approve [Resolution No. 2026-08](#) accepting a proposal from Gordian for the replacement of flooring in the Ben Robertson Community Center, as presented. Councilmember Bothers seconded the motion.

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

16. Recreation and Culture

A. Resolution: Gay Construction GMP for Chalker Park

Consideration for approval of a Resolution amending a contract with Gay Construction as the Construction Manager at Risk (CMAR) for Chalker Park for a Guaranteed Maximum Price (GMP).

Parks and Recreation Director Bill McNair presented a resolution to amend the contract with Gay Construction, serving as Construction Manager at Risk (CMAR) for the Chalker Park project, to establish a Guaranteed Maximum Price (GMP) of \$1,254,662.52. Mr. McNair noted that the Mayor and Council previously approved Gay Construction as the CMAR for the Chalker Park project on November 3, 2025.

Councilmember Bothers made a motion to approve [Resolution No. 2026-09](#) amending a contract with Gay Construction as the Construction Manager at Risk (CMAR) for Chalker Park for a Guaranteed Maximum Price (GMP), as presented. Mayor Pro Tem Jones seconded the motion.

City Manager Jeff Drobney noted that this price does not include the playground equipment as staff is still working through that contract.

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

17. Community Development

18. Public Comment

This section is for general comment.

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

ANDREW BRAMLETT [City Resident]: shared local historical information about Sardis Baptist Church in recognition of Black History Month [See **Exhibit B**].

STEVEN LUITJENS [City Resident]: Mr. Luitjens is the owner of Conservation Landscaping. Last time he spoke, he touched on how current land development practices were removing native plant communities and the ecological cost of that loss. He provided some possible solutions to this issue, including using native plants as infrastructure.

CHRIS DEIMER [City Resident]: Mr. Deimer, a resident near Fairfax Park, requested a sanitary sewer easement through the park to connect his property to the County sewer system. He explained that, without this easement, his family would be required to replace their existing septic system at significant cost. Due to site constraints, there is no practical location on the property to properly replace the system.

Mr. Deimer noted that the proposed easement would be situated in an isolated, wooded area and would not affect the usability of the park.

MARY MILLER [City Resident]: Ms. Miller thanked Chief Westenberger and the Kennesaw Police Department for supporting our high school students last week as they exercised their First Amendment rights. She also requested that the City formally express support for proposed state legislation aimed at curtailing actions by Immigration and Customs Enforcement (ICE) as it operates within the state.

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

19. City Manager's Report

A. Reports, Discussions, and Updates

Dr. Drobney recognized City staff for their efforts and dedication during the weather events that occurred over the past two weeks.

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

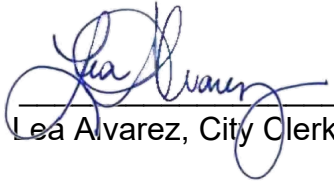
Mayor Easterling announced the 2026 Concert Series lineup at the United Bankshares Amphitheater, which will feature Night Ranger, Boy Band Review, Rumors ATL, and Dancing Dream: A Tribute to ABBA.

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 7:02 p.m. The next work session will be held on Monday, February 9, 2026, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.



Lea Alvarez, City Clerk

**City of Kennesaw
ADJUSTMENT TO ANNUAL BUDGET
Fiscal Year Ended September 30, 2025**

| Fund | Description | Amount | |
|--------------|--|---------|---------|
| | | DR | CR |
| General Fund | Group Insurance | 205,000 | |
| General Fund | Transfers | 422,094 | |
| General Fund | Salaries - various | | 205,000 |
| General Fund | Various | | 422,094 |
| Opioid Fund | Opioid Settlement Revenue | | 12,864 |
| Opioid Fund | Opioid Expenditures | 12,864 | |
| Hotel/Motel | Hotel/Motel Expenditures – collected more revenue than expected so more paid out | 200 | |
| Hotel/Motel | Hotel/Motel Revenue - collected more revenue than expected | | 200 |
| ARPA | Sidewalk Improvements and Park Improvements – Chalker Park | 551,430 | |
| ARPA | Working Capital Reserves | | 551,430 |

TOTAL **\$1,191,588** **\$1,191,588**

JUSTIFICATION AND BACKGROUND:

Fiscal Year End Realignment for Annual Financial Reporting Purposes.

KENNESAW HISTORY

Sardis Missionary Baptist Church

In 1880, three members of Kennesaw's African American community purchased land from Gaspard T. Carrie next to the railroad tracks for use as a new church building. These three men were Deacons Jack Talley, Sam Bostick, and Alexander James Tanner. A small frame church was erected, and the new church was opened that year. It was named Sardis Baptist Church. The first preacher for the church was Reverend W. F. Strickland and he was assisted by Professor B. J. Graves. The site of the original church building is behind the present structure and was painted white and blue. It was next to a large oak tree which is still thriving on the church grounds.

In 1932, in the middle of the Great Depression, the original church building burned. The fire was caused by a faulty stove. The church bible, several pews, and an organ were among the items recovered from the fire. Community members helped to build a new structure by donating materials and labor. The nails were salvaged from the previous building and a carpenter offered his services to build the structure for free. It was soon ready for services to be held but the finishing touches would not be completed until 1945. This structure was used until 1973 when the current building was built.



Sardis Church, 1945-1973

Presented by Andrew J. Bramlett at the February 2, 2026,
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 Regular Meeting

2/2/2026

Public Comment Sign-in

| | Name | Address | Topic |
|----|--------------------|------------------------|----------------|
| 1 | Mary Miller | 3905 Collier | Trace |
| 2 | | | ICE |
| 3 | Andrew Brant | 2990 Somersfield Ct | Leak history |
| 4 | | | |
| 5 | Steven Luitjens | 3840 Giles Rd Apt 1304 | Native Plant |
| 6 | | | Infrastructure |
| 7 | Christopher Diemer | 2260 Wysong Dr | Easement |
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