

Mayor Easterling expressed the need to advocate for the city's SPLOST projects, and that turnout for the SPLOST open house was well attended. He further added that funding is utilized for parks and recreation, facilities, and other community needs. He asked to move the SPLOST project list to the Consent Agenda for the April 6th regular meeting.

Council member Antonio Jones intimated his desire to see an additional SPLOST funding allocation for stormwater improvements. He explained that the cost of stormwater pipes is expensive, and he would like to take preemptive measures to ensure future investment in the city's stormwater infrastructure.

Assistant City Manager Marty Hughes responded that Public Works Director Ricky Stewart was included as a member of the city's SPLOST committee, and his expertise was essential in determining the amount of funding needed to adequately fund current stormwater infrastructure needs.

Council member Jonathon Bothers agreed with council member Jones' request to allocate additional SPLOST funding for stormwater infrastructure improvements beyond the current \$2 million dollar allocation because of the city's rapid growth. Bothers has spoken with multiple city departments and has been advised that the cost of replacing stormwater pipes is exorbitant. Furthermore, in his understanding that if a major stormwater capital project were required, it could carry a price tag of up to \$2 million dollars.

Assistant City Manager Marty Hughes responded that an emergency stormwater infrastructure project is a different issue. Moreover, the city expects to receive a total of \$46 million dollars from Cobb County. If an allocation is increased for one project, it must be decreased for another project due to the finite amount of funds.

Public Works Director Ricky Stewart was present at the meeting to provide responses to the Council. Stewart explained that, although he appreciated the request for additional funding, the city's stormwater system is a utility and the city collects a monthly fee for providing the service. Stormwater fees create a reserve that can be used to address emergencies as they arise.

Council member Jones asked Stewart to confirm if the monthly stormwater fee is \$5 dollars, and Stewart confirmed that the fee is \$5 charged monthly for residential properties with the fee amounts varying depending on if the property is designated industrial, commercial or multifamily. Council member Jones asked how much the city collected in stormwater fees per annum. Stewart responded that the city collects over half-million dollars per year in stormwater fees.

Council member Jones responded, based on the quotes that the city has received, the average cost for pipe repair projects is \$300 thousand dollars or more to reline stormwater pipes. He asked Stewart if current funding is sufficient to address aging

stormwater piping in major neighborhoods where homes were constructed in the late 1990's and will be in need of pipe relining in the near future. Stewart responded that it depends on if the piping material used was corrugated metal or concrete. Concrete piping poses minor issues such as joint slippage, but the bigger problem is piping made from corrugated metal. There are several large neighborhoods that were constructed at a time when corrugated metal was the primary material for stormwater pipes. The corrugated metal found in the city's stormwater infrastructure has been in operation for approximately 30 years and is showing signs of age. Public Works invests \$300-\$400 thousand dollars per annum to noninvasively reline stormwater pipes where needed. Noninvasive repair involves placing a liner into the pipe without digging the pipe up and replacing it. The city is only paying for the cost of the liner.

Council member Jones asked Stewart to confirm the type of stormwater pipes utilized in Legacy Park and English Oaks. Stewart stated that the majority of the stormwater piping in Legacy Park consists of corrugated metal. Due to the neighborhood's size, the piping system in Legacy Park is just as large as the piping system for the rest of the city. Jones asked if the city should allocate more stormwater funding in an attempt to anticipate the stormwater infrastructure needs in neighborhoods like Legacy Park because the cost to replace the infrastructure will increase over time. Stewart responded that the city will eventually need to increase the stormwater budget to address that issue. Whether funding is increased through SPLOST funding or an increase in stormwater fees is something that will need to be brought before the Council to make that decision.

Mayor Easterling asked Council member Jones when he intended to source the additional funding needed to address future stormwater repair needs. Jones responded that he would appropriate funding from everywhere. The city was able to provide funding for parks and a new police headquarters from previously awarded SPLOST funding and city residents are able to see the results of that funding. Jones does not want to kick the can down the road on stormwater funding, he wants to improve infrastructure for future generations and avoid stormwater system debacles like those seen in the City of Atlanta.

Council member Bothers asked Director Stewart how long the city's monthly stormwater fee stood at \$5. Stewart replied that the current \$5 monthly stormwater fee has been in place since 2014. Bothers asked Stewart if he would like to see an increase in the monthly fee.

Mayor Easterling asked Jones how he would reallocate SPLOST funding for stormwater improvements when Director Stewart stated that we currently have adequate funding. Easterling stated that stormwater fee funding and emergency funding currently provide a funding stream for current needs. He further stated additional funding could be added to the city budget without reallocating SPLOST funding.

Council member Jones responded that he wouldn't want to see an increase in the monthly stormwater fee to \$15-\$20 per household when we can use SPLOST funding.

He referenced a stormwater pipe replacement project in Legacy Park that cost approximately \$1 million dollars.

Assistant City Manager Marty Hughes responded that the stormwater system in Legacy Park was initially constructed by developers and the work that was done in the past cannot be compared to the work being done by Director Stewart and his team in the present day. He further commented that, if Jones wanted to reallocate SPLOST funding from other projects on the current SPLOST list being considered, then the SPLOST Committee would have to be included in those discussions.

Council member Tracy Viars commented that during the SPLOST Committee meeting, all departments advocated strongly for funding for departmental projects.

Council member Jones responded that a \$2 million dollar SPLOST allocation for stormwater pipe repairs when each repair is roughly \$300 thousand dollars is insufficient.

Council member Madelyn Orochena commented that while she doesn't disagree with Council member Jones' position, she is considering the differing options on how to best fund stormwater repair needs using additional SPLOST funding dollars.

Mayor Easterling commented that the general disagreement is not about the need to fund future stormwater repair projects but about the concept of using additional SPLOST dollars. The Mayor further commented that the city has professional staff that is able to make sound funding assessments on the issues affecting the city.

Council member Jonathon Bothers commented that while he supports the work of staff, he believes that more SPLOST funding is needed to address the growing needs of the city.

Council member Anthony Gutierrez-Leon commented that he considers the \$2 million in SPLOST dollars as extra funding that can be utilized along with stormwater fee revenue, and reserves (if needed), and grants to fund stormwater repair. He does not support the reallocation of SPLOST dollars from other projects when adequate funding has already been identified.

9. Public Hearing(s)

10. Consent Agenda

- A. **Minutes: March 9, 2026 Work Session**
Approval of the March 9, 2026, City Council work session minutes.
- B. **Minutes: March 9, 2026 Executive Session**
Approval of the March 9, 2026 City Council executive session minutes.
- C. **Minutes: March 16, 2026 Regular Meeting**
Approval of the March 16, 2026 City Council regular meeting minutes.
- D. **Minutes: March 16, 2026 Executive Session**
Approval of the March 16, 2026 City Council executive session minutes.

11. General and Administrative

- A. **Certification of Estimated Rollback Rate for 2026 Notice of Assessment**
Certification of the estimated rollback rate for 2026 Notice of Assessment in compliance with HB 581 and HB 92.

City Finance Director Jennifer Gordy presented the Certification of Estimated Rollback Rate for the 2026 Notice of Assessment, which is required for compliance with Georgia House Bill 581 and Georgia House Bill 92, enacted during the current state legislative session.

The estimated roll-back rate is a new concept that became law in 2025. It was created by HB 581 (November 2024) and amended by HB 92 (April 2025). HB 581 created the estimated roll-back rate, designed to provide local governments with more flexibility in accurately providing that year's millage rate to the property owner on their Notice of Assessment. HB 92 added a deadline by which the estimated roll-back rate must be provided and added a fallback provision if a jurisdiction fails to certify and provide an estimated roll-back rate. Association County Commissioners of Georgia (ACCG) and Georgia Municipal Association (GMA) guidance recommend conservative estimates, considering budget discussions have not occurred, and 2026 Digest numbers have not been provided. Adoption of the millage rate will occur on August 3, 2026.

Director Gordy recommended certifying the current adopted M&O millage rate of 7.75 to provide our taxpayers with the most accurate Notice of Assessment. The estimated rollback rate does not apply to the Bond Millage rate.

The item was moved to the April 6, 2026 Council Regular Meeting Consent Agenda.

- B. **Alcohol License: Smash Hit Burgers**
Consideration for approval of a Retail Pouring Alcohol License for Beer, Wine, and Sunday Sales for Smash Hit Catering, LLC D/B/A Smash Hit Burgers located at 2921 Cherokee Street NW Kennesaw, GA 30144. Applicant: Cynthia Daniel

Business License Manager Kayla Willis presented the retail pouring alcohol license for beer, wine, and Sunday sales for Smash Hit Catering, LLC, d/b/a Smash Hit Burgers, located at 2921 Cherokee Street, NW. The applicant is Cynthia Daniel.

The applicant has completed the required alcohol workshop per Section 6-69. Signs have been posted, and this hearing has been properly advertised per Section 6-36. The current application and background check are on file.

A distance survey was completed by a certified surveyor and indicates that the business is within 300 feet of a private residence and within 600 feet of a public building. Sec. 6-42 refers to all locations within 300 feet of a private residence. Sec 6-43 refers to all locations within 600 feet of a public building. Both sections 6-42 and 6-43 indicate that Mayor and Council may waive the distance requirement if the granting of such a license shall not have any adverse effect on the private residence or public building.

C. Alcohol License: Las Tejitas 2 LLC

Consideration for approval of a Retail Pouring Alcohol License for Beer, Wine, and Sunday Sales for Las Tejitas 2 LLC located at 2090 Baker Road Suite 504, Kennesaw, GA 30144. Applicant: Howard Myers

Business License Manager Kayla Willis presented the retail pouring alcohol license for beer, wine, and Sunday sales for Las Tejitas 2, LLC located at 2090 Baker Road, Suite 504 NW. The applicant is Howard Myers.

The applicant has completed the required alcohol workshop per Section 6-69. Signs have been posted, and this hearing has been properly advertised per Section 6-36. The current application and background check are on file.

A distance survey was completed by a certified surveyor and indicates that the business meets all distance requirements per Sections 6-42 and 6-43.

D. Alcohol License: Fuego Azul Tequila LLC

Consideration for approval of a Wholesale Alcohol License for Fuego Azul Tequila LLC D/B/A Fuego Azul Tequila located at 3635 Kennesaw N Industrial Pkwy Suite A Kennesaw, GA 30144. Applicant: Ricardo Kelly

Business License Manager Kayla Willis presented the wholesale alcohol license for Fuego Azul Tequila, LLC, d/b/a Fuego Azul Tequila, located at 3635 Kennesaw N Industrial Pkwy Suite A Kennesaw, GA 30144. The applicant is Ricardo Kelly.

The applicant has completed all required documentation for a wholesale license. The current application and background check are on file. Signs have been posted and this hearing has been properly advertised per Section 6-36.

A distance survey was not required pursuant to Sections 6-42 and 6-43, which exempts wholesalers from the distance requirements imposed in these sections.

E. Update: Short-Term Rentals

This report is to fulfill the previous request of Mayor and Council to present current data regarding Short-Term Rentals.

Business License Manager Kayla Willis presented a report to fulfill the previous request

of Mayor and Council to present current data regarding Short-Term Rentals. The Business License Office has been granting Short-Term Rental Permits under Residential Occupational Tax Certificates since October 1, 2025. At the time of the approval of Chapter 22, Article XIII of the City of Kennesaw Code of Ordinances, Mayor and Council requested an update by the end of April 2026. This report sought to satisfy the Council's request by addressing the current cap, buffer, and zoning restrictions. It also summarized the current status of all Short-Term Rentals within the City, including those who are advertising on online platforms outside of compliance.

There are currently eleven (11) operating short-term rental (STR) properties operating in compliance with city ordinance. Of the 11 STR's, two are zoned FST and are nonconforming townhomes. There are currently three (3) properties in pending status.

Three properties have been denied an STR permit by Planning and Zoning due to HOA restrictions, an incomplete application, and failure to operate prior to January 1, 2025.

As of March 27th, the Business License Compliance Officer has identified fourteen (14) properties that are not in compliance. Business License outreach efforts include site visits, sending certified mail, attempting phone calls, and researching online platforms and attempting contact. There currently is no buffer competition as it relates to the city's 250-foot buffer requirement. The Business License office extended the deadline for nonconforming applicants. The City will no longer accept nonconforming applications but is working on streamlining the application process.

Council member Antonio Jones asked Ms. Willis if the Business License office made any progress in opening up the application process to zoning groups. Ms. Willis deferred to Planning and Zoning Director Chanel Campbell. Director Campbell responded affirmatively about the city's effort to open up the STR application process to zoning districts, but Planning is in the early stages of the process. Planning and Zoning would like more time to conduct research. Fee simple townhomes are one group that has submitted a notable number of STR applications to the city for consideration. Only two fee simple townhomes have been approved for STR. Planning will have to assess the feasibility before opening the STR application pipeline to other zoning designations.

Council member Jones asked Campbell when she would provide an update on STR's at a later date with respect to other zoning districts. Campbell stated that by the third quarter she anticipates that outstanding properties will come into compliance and Planning will have more information to make a better assessment on opening the STR applications up to other zoning designations.

Council member Jonathon Bothers asked if the STR application process was open for fee simple townhomes. Campbell responded that they are currently closed. During the initial application process, existing STR's were allowed to apply even if they were classified as non-conforming. FST's that are currently operating as STR's were allowed to participate despite being non-conforming under this arrangement.

Council member Madelyn Orochena asked Campbell if a zoning designation prevented

approval of the single application that was denied for not operating prior to January 1, 2025. Campbell responded that, per the STR ordinance enacted by Mayor and Council, if a property was not operating as a STR prior to January 1, 2025, any STR application submitted thereafter would be denied. The owner of the property in question did not acquire the property until August 2025.

Council member Jones asked Campbell to explain the methodologies used to determine what zoning districts meet the criteria to qualify as a short-term rental. Campbell stated that parking is the biggest consideration, which makes standalone lots more favorable.

12. Public Safety

A. Surplus: Zebra RW420 Printers

Approval to sell surplus ZebraRW420 Printers on GovDeals

Kennesaw Police Chief Westinberge presented the police department's surplus equipment list. Twenty-nine Zebra RW 420 mobile printers, including associated mounting brackets and connection cables are no longer in operational use. These devices were previously utilized for mobile printing applications but have since been phased out as part of a technology upgrade to newer equipment. As a result, the printers are no longer required to support current agency operations. The equipment will be sold at auction through GovDeals.

13. Information Technology

14. Public Works and Building Maintenance

A. Surplus: Public Works Vehicles and Equipment

Approval to sell or dispose of surplus City vehicles and equipment.

Public Works Director Ricky Stewart presented a surplus list of 4 vehicles. Staff will attempt to sell the surplus items in the open market on GovDeals. However, if no bids are received, then the items will be sold as scrap metal.

B. Resolution: Guardrail Installation at Baker Road

Consideration for approval of a Resolution approving the proposal from Gracie Gray Contractors, Inc. for a guardrail installation along Baker Road.

Public Works has identified an area along Baker Road that requires the need for

guardrail protection. Because they are a State Contract vendor, Gracie Gray Contractors, Inc. was contacted to provide an estimate to perform the work. Their proposal is for the sum of \$27,092.13. Public Works Director Ricky Stewart has recommended approval.

15. Recreation and Culture

A. Resolution: Reallocation of Impact Fees to Kennesaw Station Park Expansion

Consideration for approval of a Resolution authorizing the reallocation of surplus Impact Fees from the Adams Park baseball field lighting project to the Kennesaw Station Park Expansion project.

Parks and Recreation Director Bill McNair requested to re-allocate surplus Impact Fees from the Adams Park baseball field lighting project to the Kennesaw Station Park Expansion project. The estimated cost to install new playground equipment and complete the expansion at Kennesaw Station Park is approximately \$125,000. Currently, \$70,000 in Impact Fees is allocated for this playground project, along with \$20,000 contributed by the developers of the Ross Pointe subdivision. This results in \$90,000 of available funds and leaves approximately a \$35,000 shortfall to complete the project as planned.

The Adams Park baseball field lighting project came under budget, leaving approximately a \$80,000 surplus in Impact Fees. Staff requests \$5,000 of those surplus funds be reallocated to the contractor to properly complete the playground expansion at Kennesaw Station Park. The remaining surplus is to remain in the Impact Fees fund. The estimated cost to install new playground equipment and complete the expansion at Kennesaw Station Park is approximately \$125,000. Currently, \$70,000 in Impact Fees is allocated for this playground project, along with \$20,000 contributed by the developers of the Ross Pointe subdivision. This results in \$90,000 of available funds and leaves approximately a \$35,000 shortfall to complete the project as planned. Staff recommends approval.

16. Community Development

A. Resolution: Professional Planning Services for the City of Kennesaw 2027 Comprehensive Plan

Consideration for approval of a Resolution accepting Inspire Placemaking Collective, Inc's proposal to provide professional planning services for the City of Kennesaw's Comprehensive Plan update.

Planning and Zoning Director Chanelle Campbell announced the winning bidder of the Comprehensive Plan Update RFP. Inspire Placemaking Collective, Inc. submitted a proposal to the City to provide professional planning services for completing the updates to the Comprehensive Plan. The State of Georgia requires all local governments to maintain a current Comprehensive Plan in accordance with the Minimum Planning Standards established by the Georgia Department of Community

Affairs (DCA). Inspire Placemaking Collective, Inc has proposed a budget of \$248,896. Planning and Zoning recommends approval.

17. Public Comments

7:08 p.m. Floor Open for Public Comments

7:09 p.m. Floor Closed for Public Comments

18. City Manager's Report

A. Reports, Discussions, and Updates

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, negotiations and/or communications from the City Attorney; and/or personnel matters; and/or real estate matters.

Motion by Councilmember Bothers 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 Viars.

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

7:09 p.m. Recess to Executive Session

Mayor, City Council, Assistant City Manager, Economic Development Director, City Clerk, Deputy City Clerk and City Attorney attended Executive Session.

7:26 p.m. Reconvene to Open Session

Councilmember Bothers 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 Orochena. [See **Exhibit C**].

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

22. Adjourn

Mayor Easterling adjourned the meeting at 7:28 p.m. The next work session will be held on Monday, April 6, 2026, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.

Nicholas Simpson, Deputy City Clerk

[MIN_SIGNATURES]

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