

**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/)  
May 26, 2026  
6:30 PM**

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Present

Mayor Derek Easterling  
Mayor Pro Tem Antonio Jones  
Councilmember Madelyn Orochena  
Councilmember Tracey Viars - via teleconference  
Councilmember Jonathon Bothers  
Councilmember Anthony Gutierrez-Leon  
Deputy City Clerk Nicholas Simpson  
City Manager Jeff Drobney  
Acting City Attorney Jamie Wingler

**1. Invocation**

**2. Pledge of Allegiance**

**3. Call to Order**

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

Mayor Easterling announced that City Council member Tracey Viars was joining the work session via teleconference. Council member Viars verbally confirmed her attendance via teleconference.

**4. Announcements**

**5. Presentations**

**6. Old Business**

**7. New Business**

**A. Appeal Hearing: Occupational Tax Certificate for El Ranchito Grocery Store.**

This appeal hearing is scheduled for the June 1, 2026, City Council regular meeting.

Business License Manager Kayla Willis notified Mayor and Council of an appeal hearing scheduled for next week concerning the denial of a business license renewal. On April 29, 2026, the Business License Division for the City of Kennesaw denied the application for renewal of an Occupational Tax Certificate ("OTC") for El Ranchito Grocery Store

located at 3600 Cherokee Street, Suite 118, Kennesaw, GA 30144 per Kennesaw Code of Ordinances Section 22-29. On March 17, 2026, El Ranchito Grocery Store was the subject of an investigation by the Marietta Cobb Smyrna Organized Crime Unit ("MCS"). A search warrant was executed by the MCS at that location. During the search, multiple bags used for packaging, scales, and narcotics were seized. One of the owners of the store, Elia Cruz a/k/a Elia Palacios, was taken into custody and criminally charged with possession with intent to distribute. Section 22–29 states, in part, that, "The supervisor of the business license office shall be authorized to deny, suspend, or revoke an occupation tax certificate in the event of any one or more of the following:... (2) An applicant has knowingly allowed possession, use, or sale of controlled substances on the premises..." As a result of the violation, the application for renewal of the OTC was denied. In accordance with Section 22-21(d), an owner of El Ranchito Grocery Store submitted an appeal letter to appear before the Mayor and City Council dated April 29, 2026. The appeal hearing is scheduled for the June 1, 2026, City Council regular meeting.

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

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

### **A. 2027 Comprehensive Plan Update**

Public Hearing for Inspire Placemaking Collective, Inc. to provide an update on the ongoing Comprehensive Plan updates.

Planning Director Chanelle Campbell introduced Elena Oertel from Inspire Placemaking Collective, which was selected by Council to complete the City of Kennesaw's 2027 Comprehensive Plan Update. She delivered a Council briefing on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process as required by the State of Georgia Minimum Planning Standards and Procedures for Local Comprehensive Planning and the Department of Community Affairs. Ms. Oertel will deliver a broader presentation on the 2027 Comprehensive Plan Update at next week's regular meeting scheduled for June 1, 2026.

## **10. Consent Agenda**

### **A. Cemetery Deed: Section III, 10 A and 10 B**

Authorization for the Mayor to sign a deed for cemetery lots purchased by Dan and Donna Newman in the Kennesaw City Cemetery.

### **B. Minutes: May 11, 2026 Work Session**

Approval of the May 11, 2026, City Council work session minutes.

### **C. Minutes: May 18, 2026 Regular Meeting**

Approval of the May 18, 2026, City Council regular meeting minutes.

### **D. Minutes: May 18, 2026 Executive Session**

Approval of the May 18, 2026, City Council executive session minutes.

## 11. General and Administrative

### A. **Alcohol License: 1885 Grill Kennesaw**

Consideration for approval of a Wine Package Sales for Off Premises Consumption license for 1887 Grill LLC D/B/A 1885 Grill Kennesaw located at 2840 S Main St Kennesaw, GA 30144. Applicant: Michael Schroeder or designee

Business License Officer Kayla Willis presented a Wine Package Sales for Off Premises Consumption license for 1887 Grill LLC D/B/A 1885 Grill Kennesaw located at 2840 S Main St Kennesaw, GA 30144. The applicant is Michael Schroeder. Pursuant to the City of Kennesaw's newly adopted Ordinance Sections 6-32(c) and (d), a licensee authorized for the sale of alcoholic beverages by the drink for on-premises consumption may obtain a package wine, fortified wine, and champagne sales license for the sole purpose of selling unopened bottles of wine to customers as a part of the same transaction in which a prepared meal is purchased. This license type will be in addition to 1885 Grill Kennesaw's existing Retail Pouring License for Liquor, Beer, Wine, and Sunday Sales. All other requirements have been satisfied through the original retail pouring license. No supplementary requirements are necessary for this addition.

The Finance Director recommends approval.

### B. **Resolution: 2028 SPLOST Intergovernmental Agreement**

Consideration for approval of a Resolution authorizing the 2028 SPLOST Intergovernmental Agreement (IGA) between Cobb County and the City of Kennesaw.

City Manager Jeff Drobney presented a Resolution authorizing the 2028 SPLOST Intergovernmental Agreement (IGA) between Cobb County and the City of Kennesaw.

This intergovernmental agreement (IGA) between Cobb County and all its cities is for the use and distribution of the proceeds from the 2028 Special Purpose Local Options Sales Tax (SPLOST) for capital projects. Kennesaw will receive \$46,771,381. Once approval is received from all Cities, the Cobb County Commission Chairwoman will sign the IGA.

The City Manager recommends approval.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the 06-01-2026 regular City Council meeting.

Council member Tracey Viars voted to move the item to the Consent Agenda via teleconference.

### C. **Funding for 2027 Comprehensive Plan**

Request for approval of budget amendment to fund the 2027 Comprehensive Plan.

City Manager Jeff Drobney presented a request for the approval of budget amendment

to fund the 2027 Comprehensive Plan.

At the April 6, 2026 Council Meeting, Mayor & Council approved Inspire Placemaking Collective Inc.'s proposal and cost of services totaling \$248,896 to complete the 2027 Comprehensive Plan. However, the agenda item did not specify that the funding would need to be transferred from the City's Reserve account.

Staff is asking Council to approve a budget amendment and transfer of \$248,896 from Reserves: 100-0000-39-400000-00000 to Planning & Zoning Planning Services: 100-7400-52-126000-00000.

The City Manager recommends approval.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the 06-01-2026 regular City Council meeting.

Council member Tracey Viars voted to move the item to the Consent Agenda via teleconference.

## **12. Public Safety**

## **13. Information Technology**

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

### **A. Resolution: Public Safety Facility Interview Room Equipment**

Consideration for approval of a Resolution authorizing the purchase of interview equipment from Motorola Solutions for the public safety facility.

Director of Building Facilities Robbie Balenger presented a Resolution authorizing the purchase of interview equipment from Motorola Solutions for the new public safety facility.

This proposal is for the purchase and installation of the recording equipment needed for the interview rooms in the Public Safety Facility. This proposal includes all equipment needed to include cameras, software, training, and associated accessories. The total for this project is \$47,240.46.

The Chief of Police and Building and Facilities Director recommend approval.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the 06-01-2026 regular City Council meeting.

Council member Tracey Viars voted to move the item to the Consent Agenda via teleconference.

### **B. Resolution: Stormwater Repair at St. Charles Lane**

Consideration for approval of a Resolution accepting the proposal from

Chatfield Contracting, Inc. for stormwater repairs at St. Charles Lane.

Public Works Director Ricky Stewart presented to Council a Resolution accepting the proposal from Chatfield Contracting, Inc. for stormwater repairs at St. Charles Lane.

The Public Works Department discovered a partial pipe collapse and developing sinkhole on the shoulder of St Charles Lane. With concern that this may cause further damage to the street and private property and is a safety hazard to pedestrians, the Department reached out to three established contractors that have been used in the past to submit proposals to make the repairs. Two of the three contractors submitted proposals, with the third not submitting due to the urgency that the project required. Chatfield Contracting, Inc. was the lowest estimate of the two proposals received at \$35,132.16.

The Public Works Director recommends accepting the proposal from Chatfield Contracting, Inc for \$35,132.16 and requests the Mayor and Council to approve the resolution and authorize the proposal.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the 06-01-2026 regular City Council meeting.

Council member Tracey Viars was disconnected from the teleconference due to power failure at City Hall. Mayor Easterling was unable to reestablish a teleconference with Viars and continued the work session with the other 4 council members present.

**C. Surplus: Zero Turn Mower**

Approval to surplus Exmark Lazer zero turn mower on GovDeals.

Public Works Director Ricky Stewrt presented a request for the approval to surplus Exmark Lazer zero turn mower on GovDeals.

Public Works is requesting to surplus a zero turn mower that is no longer operable. Staff will attempt to sell the surplus item in the open market; however, if no bids are received then the item will be sold as scrap metal. The surplus item is as follows:

<b>Year</b>	<b>Make / Model</b>	<b>VIN Number / Serial Number</b>	<b>Department</b>
2019	Exmark Lazer LZS801GKA524A2	406341543	Public Works

The Public Works Director recommends declaring the mower as surplus.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the 06-01-2026 regular City Council meeting.

Council member Tracey Viars was disconnected from the teleconference due to power failure at City Hall. Mayor Easterling was unable to reestablish a teleconference with Viars and continued the work session with the other 4 council members present.

## **15. Recreation and Culture**

## **16. Community Development**

### **A. Final Plat Application: 3057 N. Main Street**

Consideration for approval of the final plat application submitted by Shannon Johnson on behalf of Crawford Creek Development, LLC for 3057 N. Main Street (Parcel #20012702300); this plat subdivides the existing 5.98 +/- acres for the development of a townhome subdivision known as The Townes at Cantrell. Case #FP2026-01

Planning Director Chanelle Campbell presented the the final plat application submitted by Shannon Johnson on behalf of Crawford Creek Development, LLC for 3057 N. Main Street (Parcel #20012702300); this plat subdivides the existing 5.98 +/- acres for the development of a townhome subdivision known as The Townes at Cantrell. Case #FP2026-01

The application was submitted by Shannon Johnson on behalf of Crawford Creek Development, LLC to subdivide a single lot totaling approximately 5.98 +/- acres for the development of 38 townhome dwelling units. In 2018, the parcel was included in a rezoning approved by the Mayor and Council, and the first phase of the development now known as Cantrell Crossing was completed and recorded in 2019. The Plan Review Committee has reviewed the final plat, determined that it is in compliance with applicable requirements, and recommends approval.

Planning and Zoning recommends approval of the final plat.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the 06-01-2026 regular City Council meeting.

### **B. Final Plat Application: 1651 McCollum Pkwy**

Consideration for approval of the final plat application submitted by Steven Batchelder on behalf of Piedmont Residential for 1651 McCollum Pkwy (Parcel #20009900010); this plat subdivides the existing 5.13 +/- acres for the development of a townhome subdivision known as Ross Pointe. Case #FP2026-02

Planning Director Chanelle Campbell presented the final plat application submitted by Steven Batchelder on behalf of Piedmont Residential for 1651 McCollum Pkwy (Parcel #20009900010); this plat subdivides the existing 5.13 +/- acres for the development of a townhome subdivision known as Ross Pointe. Case #FP2026-02.

The application was submitted by Steven Batchelder on behalf of Piedmont Residential to subdivide a single lot totaling approximately 5.13 +/- acres for the development of 68 townhome dwelling units. In 2024, Mayor and Council approved the rezoning of the

parcel from R-15, Single Family Residential to Planned Unit Development-Residential (PUD-R). The Plan Review Committee has reviewed the final plat, determined that it is in compliance with applicable requirements, and recommends approval.

Planning and Zoning recommends approval of the final plat.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the 06-01-2026 regular City Council meeting.

## **17. Public Comments**

6:46 AM - FLOOR OPEN FOR PUBLIC COMMENTS

SAMUEL RUSCH {City Resident}: Mr. Rusch thanked the City Council members who met with him to discuss Woodland Park and Butler Creek Park. He hopes officials will begin planning a town hall meeting to discuss the future of both parks. Rusch has reviewed the City's parks and recreation master plan, and the City's Americans with Disabilities Act transition plan. He is concerned that entire parks are missing from these master plans, and he asked city residents to research them. He commented that the Kennesaw Police Department fulfilled his open records request concerning acts of crime reported over the past 30 years. According to Rusch, only two suspicious person cases were filed during that time. Rusch stated that he was looking forward to Mayor Easterling answering the questions that he raised at last week's Council work session. He asked why the light at Woodland Park was not being connected back to the power grid.

MATTHEW MAYO {City Resident}: Mr. Mayo's parents live in Woodland Acres, and he also owns a home in the community he purchased 13 years ago. He moved back because he didn't want to see the community neglected. He commented that he was born in the neighborhood over 57 years ago. He believes that the community is not given the attention like Legacy Park and other communities. He expressed his concern about the state of repair of the sidewalk located in front of his parents' home where work was recently done, and according to Mayo, it presents a fall hazard.

City Manager Drobney asked Council member Madelyn Orochena if she wanted to respond to Mr. Mayo or should he. He commented that he had spoken to Council member Orochena previously about the issue. He further commented that there seems to be a lot of erroneous information.

Council member Orochena recounted that she received a comment concerning the sidewalk in front of the Mayo residence. She notified Dr. Drobney who dispatched the Public Works Director and personnel to the site to fix the sidewalk.

Dr. Drobney commented that the issue with the sidewalk in front of the Mayo's home was brought to his attention and he had repairs made in one day. The current repair is a patch and public works crews will finish the sidewalk and the curb depending on the upcoming weather forecast. He asked Mr. Mayo to contact him directly with questions

or concerns. Drobney added that the City has invested approximately \$1.4 million in sidewalk construction and repair in Woodland Acres. The City has paved almost 2 miles worth of streets in the neighborhood over the past few years.

JORY LYONS {City Residents}: Mr. Lyons asked if the \$1.4 million dollars in sidewalk improvements mentioned by Dr. Drobney was over the last 30 years. He commented on the inefficiencies of the seeclickfix.com system. He stated that sidewalks were last worked on approximately 10 years ago.

Dr. Drobney responded that he would provide Mr. Lyons with information concerning the amount of capital dollars that were spent in Woodland Acres.

6:57 PM 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, legal actions and/or communications from the City Attorney; and/or personnel matters; and/or real estate matters.

Motion by Council member Jonathon Bothers to enter into Executive Session as allowed by O.C.G.A. Sec. 50-14-3 for the purpose of discussing personnel. Motion seconded by Mayor Pro Tem Antonio Jones.

Vote taken: approved, 5-0. Motion passed by unanimous vote.

6:58 p.m. Recess to Executive Session

7:18 p.m. Reconvene to Open Session

Council member Jonathon 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 Mayor Pro Tem Antonio Jones.

Vote taken: approved, 5-0. Motion passed by unanimous vote.

## **22. Adjourn**

Mayor Easterling adjourned the meeting at 7:19 p.m. The next regular meeting will be held on Monday, June 1, 2026, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.

[MIN\_SIGNATURES]