

**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/
August 31, 2026
6:30 PM**

Present

Mayor Derek Easterling
Mayor Pro Tem Antonio Jones
Councilmember Madelyn Orochena
Councilmember Jonathon Bothers
Councilmember Anthony Gutierrez-Leon
Deputy City Clerk Nicholas Simpson
City Manager Jeff Drobney
City Attorney Sam Hensley, Jr.

- 1. Invocation**
- 2. Pledge of Allegiance**
- 3. Call to Order**
- 4. Announcements**

Mayor Derek Easterling announced that Council would immediately go into Executive Session before holding the regular meeting.

Mayor Easterling announced that Council member Tracey Viars would not be in attendance for the meeting citing an excused absence.

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, 4-0. Motion passed.

6:32 p.m. Recess to Executive Session

7:07 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 Council member Madelyn Orochena.

Vote taken: approved, 4-0. Motion passed by unanimous vote.

5. Presentations

6. Old Business

7. New Business

A. Due Cause Hearing: Damanis Food & Fuel, Inc. d/b/a Stop 2 Go Shell

On Tuesday, September 8, 2026, Mayor and Council will hear a due cause hearing to consider probation, suspension, or revocation of the Alcohol License for Damanis Food & Fuel, Inc. d/b/a Stop 2 Go Shell. Licensee: Shahid Ali.

8. Committee and Board Reports

9. Public Hearing(s)

A. First Public Hearing: FY27 Operating Budget

Consideration to approve a Resolution adopting the Fiscal Year 2026-2027 Operating Budget for the City of Kennesaw.

Assistant Director of Finance and Administration Meredith Staton announced that the First Public Hearing for the 2027 Operating Budget will be held on Tuesday, September 8, 2026, during the regular meeting. Director of Finance and Administration Jennifer Gordy will deliver a presentation to Mayor and Council.

B. First Public Hearing: FY27 Capital Improvement (SPLOST) Budget

Consideration to approve a Resolution adopting the Fiscal Year 2026-2027 Capital Improvement (SPLOST) Budget for the City of Kennesaw.

Assistant Director of Finance and Administration Meredith Staton announced that the First Public Hearing for the 2027 Capital Improvement (S.P.L.O.S.T.) Budget will be held on Tuesday, September 8, 2026, during the regular meeting. Director of Finance and Administration Jennifer Gordy will deliver a presentation to Mayor and Council.

C. Alcohol License: Sol Azteca LLC

Consideration for approval of a Retail Pouring Alcohol License for Liquor, Beer, Wine, and Sunday Sales for Sol Azteca LLC d/b/a El Taco Azteca located at 2689 Summers St Kennesaw, GA 30144. Applicant: Maribel Arroyo

On Tuesday, September 8, 2026, Business License Manager Kayla will present for approval a Retail Pouring Alcohol License for Liquor, Beer, Wine, and Sunday Sales for Sol Azteca, LLC d/b/a El Taco Azteca located at 2689 Summers Street, Kennesaw, GA 30144. The applicant is Maribel Arroyo.

10. Consent Agenda

11. General and Administrative

A. Resolution: Authorization of Consulting Agreement

Consideration for approval of a Resolution authorizing the execution of a consulting agreement for professional services with the retiring City Manager.

Interim City Manager Marty Hughes presented for consideration a Resolution authorizing the execution of a consulting agreement for professional services with the retiring City Manager.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the 09-08-2026 regular City Council meeting.

12. Public Safety

13. Information Technology

14. Public Works and Building Maintenance

A. Resolution: Sidewalk Construction and Street Resurfacing Contract

Consideration for approval of a proposal from Gordian for sidewalk construction and street resurfacing through Georgia State Contract.

Director of Public Works Ricky Stewart presented for approval a proposal from Gordian for sidewalk construction and street resurfacing through Georgia State Contract.

The City of Kennesaw has received two Congressional Earmark Grants for neighborhood improvements in Knightsbridge, Kentcrest, Kennesaw Springs, Tara and Blackjack Estates. The total of the two grants is \$3,000,000.00. Public Works proposes to use the Georgia State Contract EZIQC Contract No GA-ST-043024-OML allowing the City to contract with Gordian to perform the work.

The proposal for the work is in the amount of \$2,999,194.36. The scope of work will include installation of 5' sidewalks and resurfacing of streets within the neighborhoods. The exhibits of the work are included within the proposal.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the 09-08-2026 regular City Council meeting.

15. Recreation and Culture

16. Community Development

A. Update Only: Accessory Dwelling Unit (ADU)

During the fourth quarter of 2025, Planning Director Chanelle Campbell presented details on the City's Accessory Dwelling Unit (ADU) ordinance to Mayor and Council. Campbell provided an update with new information on the implementation of the ADU ordinance.

After reviewing the current timeline and the scope of the ongoing Comprehensive Plan update, staff recommends pausing the ADU ordinance until the Comprehensive Plan is complete. This will help to ensure that any future ADU policies are fully aligned with the community's long-term vision, land-use priorities, and overall housing goals, since the Comprehensive Plan serves as our guiding framework for future development.

Moving forward with an ADU ordinance now could lead to inconsistencies that would need to be corrected once the Plan is adopted. The Comprehensive Plan is expected to be adopted in the first quarter of 2027. At that time, staff will revisit ADU recommendations once the Comprehensive Plan update is finalized.

B. Discussion Only: Data Center Moratorium

City Manager Jeff Drobney commented that a draft data center ordinance was currently under review by the City Attorney.

Council member Anthony Gutierrez-Leon cited Georgia law, which allows a maximum of 12 months for a moratorium with a possible extension of six months. He supports a 12-month moratorium.

With Council consensus, Mayor Easterling recommended placing the item on the Consent Agenda for the 09-08-2026 regular City Council meeting.

17. 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

- A. **Council Member Madelyn Orochena, Post 1 Update: Pollinator Garden**

Council member Madelyn Orochena led the discussion concerning the establishment of a pollinator garden in the city. Jeanne Young of the Georgia Native PLant Society delivered a presentation on their prospective pollinator garden.

- B. **Council Member Madelyn Orochena, Post 1 Discussion Item: Natural Playground at Depot Park**

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

Respectfully submitted,

Nicholas Simpson, Deputy City Clerk

DRAFT