

**MINUTES OF CITY COUNCIL MEETING
CITY OF KENNESAW
Council Chambers
October 2, 2023
6:30 PM**

Present	Mayor Derek Easterling Mayor Pro Tem Tracey Viars Councilmember Lynette Burnette Councilmember Pat Ferris Councilmember Trey Sinclair Deputy City Clerk Lily Smith City Manager Jeff Drobney City Attorney Randall Bentley, Sr.
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Absent	Councilmember Antonio Jones
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1. Invocation

City Attorney Randall Bentley, Sr. led the invocation.

2. Pledge of Allegiance

City resident Ray Fregeolle led the Pledge of Allegiance.

3. Call to Order

Mayor Easterling called the meeting to order at 6:30 p.m. and acknowledged Councilmember Jones' absence.

4. Announcements

- A. This public meeting is being conducted via the use of real-time telephonic technology allowing the public simultaneous access to the public meeting. You may also attend in person with limited seating available at both the Council Chambers and the Ben Robertson Community Center, if needed. Mayor and Council will be conducting their meeting via real-time telephonic technology using Zoom Meeting and Facebook Live. You can access the meeting via the following link: <https://www.facebook.com/CityofKennesaw/>
- B. If you are not able to attend a meeting in-person and would like to provide public comment on a specific agenda item, you can email kennesawcouncil@kennesaw-ga.gov no later than 6:00 PM the night of the regular meeting. Your comments on a specific agenda item will be read aloud or grouped into categories for the record. **Facebook Live is not monitored for public comment.**

5. Presentations

6. Public Comment/Business from the Floor

[The City Attorney swore in any witnesses or individuals offering comments on the agenda].

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

MADELYN OROCHENA [City Resident and Candidate for City Council, Post 1]: Ms. Orochena shared her priorities for this election are city walkability and pedestrian safety. She reminded the public that October is Pedestrian Safety Awareness Month. She then acknowledged the steps that the city has taken to encourage pedestrian safety while pointing out some improvements that she would like to make if elected. Ms. Orochena would like to see speed cameras in school zones, speed cushions, and rumble strips to ensure that crosswalks are as safe as possible. She thanked the individual who biked for an hour to support her campaign.

ANTHONY GUTIERREZ [City Resident and Candidate for City Council, Post 2]: Mr. Gutierrez started his speech by giving all of his social media handles and website information. He spoke about the cost of rent in Kennesaw and how much it has gone up recently. He noted that the average rent in Kennesaw is \$600 above the national average. He made comments about the cost of living for those making more than the minimum wage and how those people are still unable to cover the cost of rent in the city. Mr. Gutierrez described how corporate luxury apartment complexes take advantage of the citizenry and how people cannot afford to live within city limits. He addressed some accusations about his family and gossip about his campaign. He assured the public that he does not support Section 8 housing developments in Kennesaw and does not support misinformation. Mr. Gutierrez let the community know what his stances are on housing, green spaces, taxes, and infrastructure.

6:38 p.m. Floor Closed for Public Comments

7. Old Business

8. New Business

- A. DISCUSSION ONLY: Quarterly Update from Developers, including: the Duncan Drive/Tugg Property- Drew Cunningham with Highpoint Development; the Duncan Drive Townhome development across from the Post Office- Chris Olson & John Wieland with JW Collection Atlanta; and the Town Center Kennesaw - Summer Street development with H. Parke Lammert.

Planning and Zoning Administrator Darryl Simmons introduced the following developers to give updates on various projects around the city.

DREW CUNNINGHAM [Highpoint Development]: Mr. Cunningham gave a PowerPoint presentation on the Tugg Property located on Duncan Drive. He noted construction is

going very well as they were able to start going vertical early this month. He gave a summation of the things that still need to be done due to several rain delays during the winter. Mr. Cunningham explained the design of the general complex and showed key parking and other features. Their next steps will be utilities and passing final inspections with Cobb County. That portion of the project should be done in the next few weeks. He anticipates the first move-ins should be at the end of May 2024 and leasing will start 60 days prior to that.

JOHN WEILAND AND CHRIS OLSON [JW Collection- Atlanta]: Mr. Weiland explained the proposed development called Devin's Shire, which is located across from the Tugg property and the post office. The site plan is for 35 homes. He noted that the project had just received approval to start land disturbance. There are three types of townhomes: the Wentworth, the Cambridge, and the Andrews. Mr. Weiland is looking forward to finishing everything and adding a nice traditional feel to the city.

H. PARKE LAMMERTS [Arris Holdings]: Mr. Lammerts gave an update on the Town Center Kennesaw - Summer Street Development. He noted they are finishing phase one on the residential side and have had good leasing velocity so far. Further, they are on schedule and are starting site work on the second phase, which involves 175 multi-family units and commercial space for restaurants and boutique retailers. He also added they have three months left of site work until they are able to go vertical. They are hoping to wrap the entire project up by August of next year with all of their spaces filled.

9. Committee and Board Reports

10. Public Hearing(s)

11. Consent Agenda

- A. Approval of the September 11, 2023 City Council work session minutes.
- B. Approval of the September 11, 2023 City Council executive session minutes.
- C. Approval of the September 18, 2023 City Council regular meeting minutes.
- D. Approval of RESOLUTION to Award bid and Contract for Community Development Block Grant (CDBG) Woodland Acres Sidewalk Improvements Phase VII.

RESOLUTION NO. 2023-44, 2023

- E. Consideration for approval of a final plat application submitted by Beazer Gain, LLC for 2438-2460 Hidden Creek Rd, 4020 Oleander Ct. Case #FP2023-06
- F. On September 28, 2023, Michele Sorkin purchased one (1) cemetery lot in Kennesaw City Cemetery. This lot is located in Section III, Plot 35, Lot A. Requesting authorization for the Mayor to sign a supporting deed for purchase of this lot. The City Clerk recommends approval.

Motion by Councilmember Sinclair to approve all items on the Consent Agenda.
Seconded by Mayor Pro Tem Viars.

Vote taken, motion unanimously approved 4-0 (Councilmember Jones absent). Motion carried.

12. General and Administrative

13. Public Safety

14. Information Technology

15. Public Works

16. Recreation and Culture

17. Community Development

18. Public Comment/Business from the Floor

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

ANDREW BRAMLETT [City Resident]: Mr. Bramlett shared the history of City Hall and how the site of today's Council Chambers was once a tennis court **(See Exhibit A)**.

6:52 p.m. Floor Closed for Public Comments

19. City Manager's Report

A. Reports, Discussions, and Updates

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 ProTem Viars gave a speech about her ongoing campaign. She let the public know that she is extremely accessible and seeks to improve the quality of life through safety and projects such as the amphitheater.

Councilmember Ferris had no comment other than the fact he was enjoying the Scarecrows on Main. He also notified the public about the tree-cutting of the cemetery.

Councilmember Burnette spoke about her re-election campaign as well. She said that it has been an honor to serve and how much she loves the City of Kennesaw. She reminisced about raising her family in the city and her time helping to develop the local

airport.

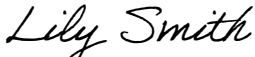
Councilmember Sincaliar Thanked Citizen Andrew Bramlett for his history lesson.

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 6:57 p.m. The next regularly scheduled meeting will be held Monday, October 16, 2023 at 6:30 p.m. in the Council Chambers. The public is encouraged to attend or view via Facebook Live.



Lily Smith, Deputy City Clerk

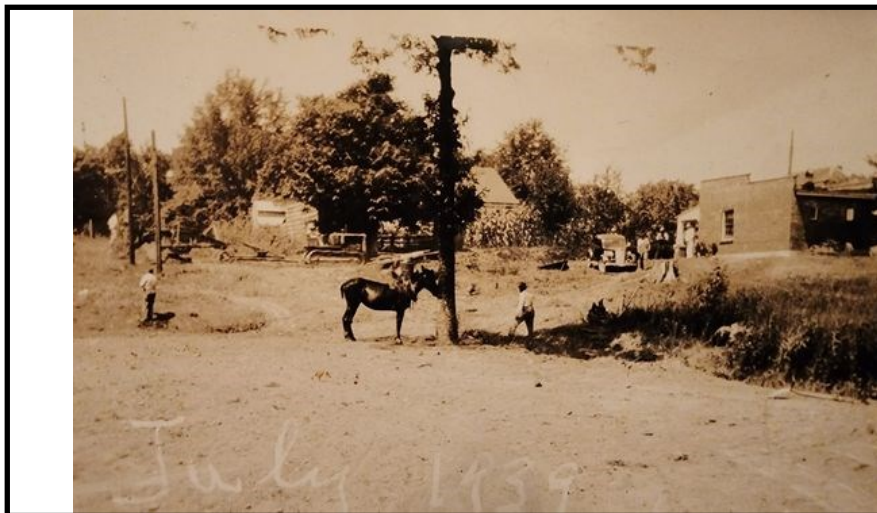
KENNESAW HISTORY

City Hall and Tennis

The site of the Council
Chamber

July 1939

From Kimberly Adams
Conine



In 1936, the first purpose-built City Hall was constructed in our community. It was located on today's J. O. Stephenson Avenue about where the Police Department is today. In 1957, the city offices moved to another building at the corner of Cherokee and Main Streets, and the older building became the city jail. It is not known when it was torn down.

Several months ago, Kimberly Adams Conine shared on Facebook the 1939 photo above of the area where city hall is today. The rear of the old 1936 city hall can be seen on the right. This photo, and a second from Mrs. Conine, revealed that the site of today's council chambers was once a tennis court. According to council minutes, by 1940 the city had a tennis club that charged a \$1 membership fee. It was evidently quite a popular sport, as another court was downtown in Commemorative Park. While it is not known how long these courts were open, they seem to have closed by 1958.

Presented by Andrew J. Bramlett
at the October 2, 2023,
City of Kennesaw Mayor &
Council Meeting

KENNESAW
HISTORICAL
SOCIETY

Names and Addresses will be disclosed in the Permanent Minutes of the
City of Kennesaw

PLEASE MAKE SURE YOUR NAME IS LEGIBLE AND CLEAR

Mayor & Council Regular Meeting

10/2/2023

Public Comment Sign-in

	Name	Address	Topic
1	Andrew J. Branstetter	2990 Summerfield Ct.	Local history
2	Madelyn Orochena	2901 N Main Street	
3	Anthony Cutler		
4	Drew Cunningham		
5	John W. Welford		
6	Parker Lammie	1810 Pershing Trail	
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