

**MINUTES OF CITY COUNCIL WORK SESSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
March 11, 2024
6:30 PM**

Present Mayor Derek Easterling
 Mayor Pro Tem Antonio Jones
 Councilmember Madelyn Orochena
 Councilmember Tracey Viars
 Councilmember Pat Ferris
 Deputy City Clerk Christie Burgner
 Assistant City Manager Marty Hughes
 City Attorney Randall Bentley, Sr.

1. Invocation

2. Pledge of Allegiance

3. Call to Order

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

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

7. Old Business

8. New Business

A. Resolution: Master Fee Schedule Update

Consideration for approval of a resolution to update various portions of the Master Fee Schedule.

Deputy City Clerk Christie Burgner presented updates for the Master Fee Schedule for the Events Committee, the Southern Museum, Parks & Recreation, and Smith-Gilbert Gardens. Councilmember Ferris advised he would prefer a more specific submission of the fees that were updated. Ms. Burgner advised she would create a form for review. Mayor Easterling verified with Council that item should remain for consideration as New Business for the Monday, March 18 Council Meeting.

9. Committee and Board Reports

10. Public Hearing(s)

A. Ordinance: Charter Amendment to Section 3.04 "Oath of Office"

FINAL PUBLIC HEARING

Consideration for approval of an ordinance to amend the City of Kennesaw Charter § 3.04, "Oath of Office."

Deputy City Clerk Christie Burgner presented information on the proposed amendment to the City of Kennesaw Charter § 3.04, "Oath of Office." Ms. Burgner explained that this charter amendment must be read at two regular consecutive meetings of the Mayor and City Council. The first public hearing was held on March 4, 2024, and the final public hearing will be held on March 18, 2024, at 6:30 p.m., where final action will take place.

B. Ordinance: Rezoning Request for 2573 Summers Street

Consideration for approval of an ordinance authorizing a rezoning request submitted by Jackson Webb for the property located at 2573 Summers St (parcel number 20016700410). Case #RZ2024-01.

Assistant Zoning Administrator Chanelle Campbell presented information and staff recommendations for the rezoning request for 2573 Summers Street from Light Industrial to Central Business District. Councilmember Ferris inquired about the ownership of the property. Ms. Campbell advised that after the Planning Commission meeting staff did confirm ownership and received a limited warranty deed by 2573 Summers Street LLC and confirmed that applicant is in contract with them. Mayor ProTem Jones inquired if this will be the the same owner as the Sherwin Williams on Cobb Parkway. Ms. Campbell advised this is a different owner. Mayor Easterling advised the Public Hearing will be held on Monday, March 18, 2024.

11. Consent Agenda

A. Minutes: February 26, 2024, City Council Work Session

Approval of the February 26, 2024, City Council work session minutes.

B. Minutes: March 4, 2024, City Council Regular Meeting

Approval of the March 4, 2024, City Council regular meeting minutes.

12. General and Administrative

A. URA Series 2014A and 2014B Revenue Bonds

Consideration for approval to authorize the Refunding of the Urban Redevelopment Agency Series 2014A and 2014B Revenue Bonds

Assistant Finance Director Jennifer Gordy presented information regarding the Urban Redevelopment Agency Series 2014A and 2014B Revenue Bonds for acquiring a parking deck and adjacent surface parking in the downtown Kennesaw area, and requested approval of refunding of bonds for approximately \$20,000 in annual debt service savings or approximately \$275,000 of total savings. Mayor Easterling verified savings. Agenda Item was approved to be moved to the Consent Agenda for March 18, 2024.

13. Public Safety

A. February 2024 Crime Statistics

Receipt of the February 2024 Crime Statistics.

Chief Westenberger presented the crime statistics for the month of February 2024 and introduced Georgia Insurance Commission Supervisory Special Agent Bill Baker. Mr. Baker explained his role with the insurance commissioner's office and other divisions in the agency that are geared toward consumer protections.

14. Information Technology

15. Public Works

16. Recreation and Culture

A. Proposed road closures for 2024 City events.

Consideration of approval of the proposed road closures pertaining to the Kennesaw Grand Prix Series, Salute to America, and Day with Santa.

Parks & Recreation Director Bill McNair introduced Assistant Director Brittani Farmer who presented information on road closures for upcoming events. There were no council comments. Agenda Item was approved to be moved to the Consent Agenda for March 18, 2024.

17. Community Development

A. Final Plat Application: 1740 & 1750 Old 41 Highway

Consideration for approval of a final plat application submitted by Kennesaw RE Investors, LLC dab Gaines Park Senior Living for 1740 & 1750 Old 41 Hwy (parcel numbers 20021200310 and 20021200030); this plat intends to adjust the property lines, as the building and parking lot currently occupy two parcels. Case #FP2024-01.

Before presentation began, Councilmember Viars advised Mayor and Council that she

would abstain from the conversation and recuse herself from the vote for this agenda item as she represents the property owner of 1750 Old 41 Highway. Planning and Zoning Administrator Darryl Simmons presented information for the final plat application including property line adjustments which were reviewed by staff, Cobb County, and the Plan Review Committee. The plat meets all standards for ONI and the adjustment of the property lines will not reduce the standards. Mayor Easterling clarified that even though Councilmember Viars recused herself, it does not mean she cannot be present for the presentation, it means she is recusing herself from the vote. City Attorney Bentley agreed with Mayor Easterling's assessment. There were no council questions for Mr. Simmons. Mayor Easterling verified with Council that item should remain for consideration as a Community Development agenda item for the Monday, March 18 Council Meeting.

B. Central Business District Application: 2573 Summers Street

Consideration to review a Central Business District (CBD) project application to remodel the vacant property located at 2573 Summers St (parcel number 20016700410) for a proposed Sherwin-Williams paint store. Case #CBD2024-01.

Planning and Zoning Director Darryl Simmons presented information for the rezoning process and application for 2573 Summers Street which is associated with Public Hearing Agenda Item 10.B Rezoning Request. If the rezoning is approved the property must be approved for the Central Business District. The redevelopment application has been reviewed by the Kennesaw Downtown Development Authority who approved the project unanimously at their March 8 meeting and will be reviewed by the Historic Preservation Commission on March 15. Mayor ProTem Jones inquired about a corrected error on the application. Mr. Simmons advised that because the application had been corrected, and the owner information verified that it was accepted. Mayor Easterling explained this agenda item would remain on the agenda as a discussion item as its outcome would be based on corresponding agenda item 10.B.

18. Public Comment/Business from the Floor

19. City Manager's Report

A. Reports, Discussions, and Updates

Assistant City Manager Marty Hughes advised of the Cherokee Street closure, the relocation of Community Development from City Hall to Public Works which will cause those offices to be closed on Thursday and Friday, and the Watts Drive landscape project is beginning next week. Mr. Hughes thanked the citizens who have reported potholes throughout the city, advised there are more potholes this year than last, and asked for the residents' continued patience.

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

Councilmember Orochena advised it was the first day of Ramadan and had best wishes to those who celebrate.

Mayor ProTem Jones joked that he changed some outlets in his house over the weekend and was still alive.

Councilmember Ferris discussed his model train project and marveled at how many model train enthusiasts there are and how many Kennesaw residents he saw at a model train show in Cartersville.

Councilmember Viars stated she saw Georgia Power placing supports for flags, and reminded everyone that it was only 40 more days until the Big Shanty Festival.

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.

Motion by Councilmember Orochena 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. After receiving visual and verbal confirmation from the Council, the motion was approved unanimously, 4-0. Motion carried.

6:57 p.m. Recess to Executive Session

The Mayor, City Council, Assistant City Manager, Deputy City Clerk, Croy Engineering Representative, and City Attorney attended the Executive Session.

7:05 p.m. Reconvene to Open Session

Councilmember Orochena 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 Viars. After receiving visual and verbal confirmation from the Council, the motion was approved unanimously, 4-0. Motion carried

23. Adjourn

Mayor Easterling adjourned the meeting at 7:06 p.m. The next regular meeting will be held on Monday, March 18, 2024, at 6:30 p.m. in the Council Chambers. The public is encouraged to attend or view via Facebook Live.