

Mayor

Derek Easterling

City Manager

Jeff Drobney, ICMA-CM

City Clerk

Lea Alvarez, CMC



Council

Mayor Pro Tem, James Eaton

Tracey Viars

Pat Ferris

Antonio Jones

Trey Sinclair

**City Council
Work Session Meeting Minutes
March 28, 2022 6:30 PM
Council Chambers**

I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. CALL TO ORDER

Mayor Easterling called the regularly scheduled Work Session to order at 6:30 PM from the Council Chambers and via Facebook Live. Mayor Pro Tem Eaton, Councilmember Viars, Councilmember Ferris, Councilmember Jones and Councilmember Sinclair were present in the Chambers. Staff present: City Attorney Randall Bentley, Sr., City Manager Jeff Drobney, Assistant City Manager Marty Hughes, City Clerk Lea Alvarez, Zoning Administrator Darryl Simmons, Assistant Zoning Administrator and Planner Albert Treviño, Public Works Director Ricky Stewart, Economic Development Director Luke Howe, Economic Development Specialist Miranda Taylor, and Communications and Engagement Manager Rebecca Graham.

IV. 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/>

V. PRESENTATIONS

VI. PUBLIC COMMENT/BUSINESS FROM THE FLOOR

VII. OLD BUSINESS

VIII. NEW BUSINESS

- A. Approval of RESOLUTION ratifying amendments to the bylaws of the Cemetery Preservation Commission. At their regularly scheduled meeting on March 10, 2022, the Cemetery Preservation Commission voted to approve proposed amendments to their bylaws. Portions of the amendments include Sections 1.1 - 1.3, 2.1 - 2.2, 4.1 and 4.4. The

Cemetery Preservation Commission recommends approval.

City Clerk Lea Alvarez presented a resolution ratifying amendments to the bylaws of the Cemetery Preservation Commission. Ms. Alvarez stated the bylaws have not been updated since 2007, so the proposed amendments realign some of the provisions with the City's code and what has been adopted by other committees.

After receiving confirmation from Council, Mayor Easterling suggested to move the item to the consent agenda.

B. DISCUSSION ONLY: Downtown Branding Presentation.

Communications and Engagement Manager Rebecca Graham presented branding for Downtown Kennesaw. Over the past year, staff has been working with a committee comprised of two representatives from the Kennesaw Downtown Merchants Association, Mark Allen from the Kennesaw Downtown Development Authority, and Miranda Taylor from Economic Development. The committee went through numerous logos, fonts, and color schemes. Last week, the committee presented the final branding with the Downtown Merchants Association and received positive feedback. The new branding will be unveiled the first week of May.

Council expressed their excitement over the new branding.

IX. COMMITTEE AND BOARD REPORTS

A. Approval of road closures for the Big Shanty Festival Parade Route.

The following road closures support the Big Shanty Festival Parade which begins on April 9, 2022 at 9:30am:

- Main Street will be closed from Park Drive to Watts Drive from 9:15 AM – 11:00 AM.
- The following roads will be closed at Main Street from 9:15 AM – 11:00 AM: Park Drive, Lewis Street, Dallas Street, Whitfield Place, J.O. Stephenson Avenue NW, Moon Station Rd, Cherokee Street NW, Watts Drive.
- Watts Drive will be closed at the entrance to Adams Park at Park Drive at 9:15 PM for approximately 30 minutes. Dallas Street will be closed at Watts Drive for approximately the same 30 minutes.

Events Committee recommends approval.

Communications and Engagement Manager Rebecca Graham realized the street names for the parade route in the Big Shanty Festival were not included in the last Mayor and Council meeting agenda. Ms. Graham stated they are the same road closures and parade route as events in previous years; however, the parade will go southbound this year.

After receiving confirmation from Council, Mayor Easterling suggested to move the item to the consent agenda.

X. PUBLIC HEARING(S)

Swearing-in of any witnesses or individuals offering comments on any of the following items.

- A. Second Public Hearing: Pre-transmittal and public hearing for the City of Kennesaw's 2022 Comprehensive Plan update. Case #MISC2022-04
The Department of Community Development's Planning and Zoning Division and the Atlanta Regional Commission have partnered to adopt the City of Kennesaw's next Comprehensive Plan update scheduled for Summer 2022 (adoption scheduled for June 30, 2022). This is the second public hearing with the purpose being to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions and notify the community of when the plan will be submitted to the Regional Commission for review. Legal ads were run in the Marietta Daily Journal on March 18th and 25th, 2022.

Assistant Zoning Administrator and Planner Albert Treviño went through a presentation briefing the public on the Comprehensive Plan update along with Atlanta Regional Commission's Keri Stevens. Mr. Treviño walked through the contents of the plan, survey results from city events, and proposed changes to the Future Land Use Map. The second public hearing will be held at the regularly scheduled Mayor and Council meeting on April 4, 2022 at 6:30 PM, which will provide an opportunity for residents to make final suggestions, additions, or revisions. The public hearing will also allow staff to notify the community of when the plan will be submitted to the Regional Commission for review.

XI. CONSENT AGENDA

- A. Approval of the March 14, 2022 Mayor and Council work session minutes.
- B. Approval of the March 14, 2022 Mayor and Council executive session minutes.
- C. Approval of the March 21, 2022 Mayor and Council meeting minutes.
- D. Approval of the March 21, 2022 Mayor and Council executive session minutes.
- E. On March 22, 2022 Lula H. Sanders purchased one (1) lot in the Kennesaw City Cemetery. This lot is located in Section III, Plot 49, Lot B. City Clerk recommends approval and authorizing the Mayor to sign the supporting deed for purchase of the lot.

DEPARTMENT REPORTS

XII. GENERAL AND ADMINISTRATIVE

GINA AULD, Finance Director

XIII. PUBLIC SAFETY

BILL WESTENBERGER, Police Chief
NIKKI MCGRAW, 911 Communications Director

XIV. INFORMATION TECHNOLOGY

RICK ARNOLD, Operations Specialist
JOSHUA GUERRERO, Systems Administration Specialist

XV. PUBLIC WORKS

RICKY STEWART, Public Works Director
ROBBIE BALENGER, Facilities Manager

[Items XV- A and B were presented concurrently].

- A. Approval of RESOLUTION for a Memorandum of Understanding Between the City of Kennesaw and Cobb County Water System – Ben King Road. This Memorandum of Understanding between the City and Cobb County Water System proposes that the City will include adjustments and/or relocations of water and sewer facilities in its road improvement plans. The agreement details that Cobb County Water System will provide, among other things, engineering, design, specifications and plans to be included in the road plans. The City will bid the work as part of the City's bidding process and make payment for the work. Cobb County Water will then reimburse the City for the cost of the infrastructure work. Cobb County Water System also agrees to pay for any additional cost related to the infrastructure work where a change order has been approved. The Public Works Director recommends approval and requests the Council authorizes the Mayor to sign the attached Memorandum of Understanding.

Public Works Ricky Stewart presented resolutions for Memorandums of Understanding between the City of Kennesaw and Cobb County Water System for Ben King Road and Cherokee Street. The MOUs state they will provide a set of plans for the City to include in our road projects. Both of these projects will involve water and sewer adjustments, and the County will provide the plans for those adjustments. The City will pay monthly, and Cobb County will reimburse us.

After receiving confirmation from Council, Mayor Easterling suggested to move the item to the consent agenda.

- B. Approval of RESOLUTION for a Memorandum of Understanding Between the City of Kennesaw and Cobb County Water System – Cherokee Street. This Memorandum of Understanding between the City and Cobb County Water System proposes that the City will include adjustments and/or

relocations of water and sewer facilities in its road improvement plans. The agreement details that Cobb County Water System will provide, among other things, engineering, design, specifications and plans to be included in the road plans. The City will bid the work as part of the City's bidding process and make payment for the work. Cobb County Water will then reimburse the City for the cost of the infrastructure work. Cobb County Water System also agrees to pay for any additional cost related to the infrastructure work where a change order has been approved. The Public Works Director recommends approval and requests the Council authorize the Mayor to sign the attached Memorandum of Understanding.

See item XV-A.

XVI. RECREATION AND CULTURE

RICHARD BANZ, Museum Director
STEVE ROBERTS, Parks and Recreation Director
ANN PARSONS, Smith-Gilbert Gardens Director

XVII. COMMUNITY DEVELOPMENT.

LUKE HOWE, Economic Development Director
DARRYL SIMMONS, Zoning Administrator
SCOTT BANKS, Building Official

- A. Final Plat application submitted by Traton Homes for 1702, 1704, 1706 and 1708 Pardee Drive. This plat depicts Phase 1 of the proposed Haven at Stanley Road residential subdivision. Phase 1 contains a total of forty-five (45) single-family attached townhomes. This development was rezoned from R-20 (Single-Family) to Fee-Simple Townhome (FST) with conditions in August 2020 (ORD. #2020-08). The overall residential subdivision will be platted in two (2) separate phases and contains a total of eighty (80) lots. This final plat submittal is intended to show the as-built locations for Building 9 (2126, 2138, 2130, 2132, 2134, 2136, 2138 and 2140 Cosette Lane) and Building 17 (1702, 1704, 1706 and 1708 Pardee Drive) within Phase 1 of the Haven at Stanley Road residential subdivision. Phase 1 was approved by Mayor and Council on December 6, 2021 and has been recorded by the applicant (Book 280, Page 673). The Plan Review Committee reviewed the plat for compliance and recommends approval. The Zoning Administrator recommends approval.

Assistant Zoning Administrator and Planner Albert Treviño presented a final plat application submitted by Traton Homes for 1702, 1704, 1706 and 1708 Pardee Drive. This plat depicts Phase 1 of the proposed Haven at Stanley Road residential subdivision. Mr. Treviño stated Phase 1 contains a total of forty-five (45) single-family attached townhomes. This development was rezoned from R-20 (Single-Family) to Fee-Simple Townhome (FST) with conditions in August 2020 through Ordinance #2020-08.

After receiving confirmation from Council, Mayor Easterling suggested to move the item to the consent agenda.

- B. DISCUSSION ONLY: Main Street Program Application. The Georgia Main Street Program is a signature program for community development and revitalization in Georgia's historic downtowns and is housed within the Georgia Department of Community Affairs. The program includes elements for promotion of downtowns, focus on economic vitality, strong organization and focus on design. To get started, interested communities must apply to join the Main Street Start-up Program. The program application opens on April 1 and closes June 15, 2022.

Economic Development Specialist Miranda Taylor shared with Council the City's intent to apply to the Georgia Main Street program. Ms. Taylor explained the program focuses on transformational strategies for economic vitality.

- C. DISCUSSION ONLY: Updated Fiscal Impact Analysis for Kennesaw Crossing. The updated fiscal impact analysis was received from Georgia Tech. The analysis reviews the fiscal impact of the proposed updated elements of the Kennesaw Crossing project.

Economic Development Director Luke Howe mentioned in 2018, the Kennesaw Crossing development was proposed and awarded \$385,000 in abated permit fees for what was expected to be multi-family, commercial/ retail, office condos, and a hotel. The developer has come forward saying they are unable to fulfill the hotel portion of the deal citing market difficulties. Mr. Howe shared the developer is positioning themselves to ask for a rezoning of the parcel slated for the hotel to storage. As a result, City staff asked the developer to fund an updated fiscal analysis.

Councilmember Ferris stated the analysis tells us what we already knew. He wonders if the developer would be willing to give the incentive money back. He stated the City made a deal based on what the developer requested, and part of the deal was the incentives. Councilmember Ferris is not comfortable with the way this part of the project is going.

Councilmember Viars asked if the developer does not put a hotel or a storage facility on the property are there other options. Mr. Howe confirmed there are other options.

XVIII. PUBLIC COMMENT/BUSINESS FROM THE FLOOR

XIX. CITY MANAGER'S REPORT (Jeff Drobney)

- A. City Manager reports, discussions and updates.

City Manager Jeff Drobney provided an update regarding the cost of additional lights through Georgia Power for Knightsbridge, Tara, and Black Jack Estates.

The Mayor and Council directed the City Manager to put the item on the April 4, 2022 regular Mayor and Council meeting agenda for a vote.

Councilmember Ferris stated this item is important. The neighborhoods mentioned are

underserved and he is glad we are at a point where we can provide better service.

XX. 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, Committees, Authority or Commission requiring an appointment to fill any vacancies, resignations, and to create or dissolve committees, as deemed necessary.

XXI. COUNCIL COMMENTS

XXII. EXECUTIVE SESSION - Land, Legal, Personnel

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 Sinclair to enter into Executive Session as allowed by O.C.G.A Sec. 50-14-3 for the purpose of discussing land and personnel, motion seconded by Councilmember Viars.

After receiving visual and verbal confirmation from Council, motion approved unanimously, 5-0. Motion carried.

7:14 PM Recess to Executive Session

Mayor, City Council, City Manager, Assistant City Manager, City Clerk, Public Works Director, representative from Croy Engineering, and City Attorney attended Executive Session.

7:31 PM Reconvene into Open Session

Councilmember Sinclair 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 Council, motion approved unanimously, 5-0. Motion carried.

XXIII. ADJOURN

Mayor Easterling adjourned at 7:32 P.M. The next regularly scheduled meeting will be held on Monday, April 4, 2022 at 6:30 PM in the Council Chambers.