

**Mayor**  
Derek Easterling  
**City Manager**  
Jeff Drobney  
**City Clerk, MMC**  
Debra Taylor



**Council**  
Mayor Pro-Tem, Chris Henderson  
James Eaton  
Tracey Viars  
Pat Ferris  
David Blinkhorn

**City Council  
Meeting Agenda  
January 6, 2020 6:30 PM  
Council Chambers**

- I. INVOCATION**
- II. PLEDGE OF ALLEGIANCE**
- III. CALL TO ORDER**
- IV. ANNOUNCEMENTS**
- V. PRESENTATIONS**
- VI. PUBLIC COMMENT/BUSINESS FROM THE FLOOR**
- VII. OLD BUSINESS**
- VIII. NEW BUSINESS**

- A. Ratify actions by the License Review Board from their due cause hearing held December 6, 2019 on PM Entertainment LLC dba Luna Lounge, located at 3055 N. Main Street, Suite 106; and receipt of the meeting minutes.

The ratification is to uphold the actions of the License Review Board due cause hearings and receipt of the meeting minutes in accordance with the Kennesaw code of Ordinances, Section 2-115(e). On December 6, 2019 the License Review board held a due cause hearing for pouring alcohol without a permit in violation of Ch. 6-70, 6-109, and 6-110 of the Code of Ordinances. After receiving testimony, the action by the License Review Board was as follows: PM Entertainment LLL, dba Luna Lounge received a three-month suspension of their alcohol license. There will be no appeal filed by Luna Lounge challenging the decision of the License Review Board, and the licensee Eric Turrubiates shall not apply for a renewal of the Luna Lounge alcohol license in agreement with the City Solicitor. City Clerk recommends ratifying the License Review Board meeting actions and minutes.

- IX. COMMITTEE AND BOARD REPORTS**
- X. PUBLIC HEARING(S)**

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

## **XI. CONSENT AGENDA**

- A. Approval of the December 16, 2019 Mayor and City Council meeting minutes.
- B. Approve the 2020 regular schedule meeting for Mayor and City Council.
- C. Receipt of the records destruction logs for 2019.
- D. Receipt of the MetroAtlanta activity reports for September and October 2019.

## **DEPARTMENT REPORTS**

### **XII. GENERAL AND ADMINISTRATIVE**

GINA AULD, Finance Director

- A. Consideration for approval of a Beer, Wine, and Sunday Sales Package License for Albert Foodmart Inc. d/b/a Citgo Kennesaw Food located 2057 North Cobb Parkway, Kennesaw, GA 30152. Applicant: Raju Karki

The applicant has completed the required alcohol workshop as per Sec. 6-69. Signs have been posted and it has been properly advertised as per Sec. 6-36. Current application, background check results are on file. Finance Director recommends approval

100.0000.32.1100 Application Fee \$350.00

### **XIII. PUBLIC SAFETY**

BILL WESTENBERGER, Police Chief  
LINDA DAVIS, 911 Communications Director

### **XIV. INFORMATION TECHNOLOGY**

RICK ARNOLD, CO-IT Director  
JOSHUA GUERRERO, CO-IT Director

### **XV. PUBLIC WORKS**

RICKY STEWART, Public Works Director  
ROBBIE BALENGER, Facilities Manager

### **XVI. RECREATION AND CULTURE**

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

### **XVII. COMMUNITY DEVELOPMENT**

ROBERT FOX, Economic Development Director  
DARRYL SIMMONS, Zoning Administrator  
SCOTT BANKS, Building Official

**XVIII. PUBLIC COMMENT/BUSINESS FROM THE FLOOR**

**XIX. CITY MANAGER'S REPORT (Jeff Drobney)**

- A. City Manager's reports, discussions and updates.

**XX. MAYOR'S REPORT**

- A. At the first Mayor and City Council meeting of the year, the City Council elects a new Mayor Protem to serve for the calendar year in accordance with Section 2.07 of the City Charter. The Mayor Protem shall perform the duties of the Mayor during his or her absence from the City or his or her medically diagnosed disability.
- B. Appointment of alternate check signer and approval of RESOLUTION to designate alternate check signer for 2020. On the occasions the Mayor and Mayor Protem are unavailable to sign checks, an alternate check signer is necessary in accordance with in accordance with Code Section 2-154.
- C. Approval of RESOLUTION authorizing signatures for the City of Kennesaw and to transmit document to the bank for 2020 new signature cards.

Section 2-154 of the Code of Ordinances states documents of the City requiring execution, including but not limited to checks, drafts and money orders shall bear signatures of the Mayor, or in his absence, the Mayor Protem, or an alternate designated by the Mayor and Council. When required, the second signature shall be that of the City Clerk, or in his/her absence, the Deputy City Clerk, or the City Manager. This Resolution is for approval of that list of designated people authorized to sign documents as appointed tonight and authorization to submit the information to the bank for new signature cards.
- D. Approval for Mayor Easterling to sign Lobbyist Registration letter authorizing Fred Bentley, Jr. and Randall Bentley to lobby on behalf of the City. Authorization is required under State law to register lobbyists. City Clerk recommends approval of the above mentioned attorneys from Bentley, Bentley and Bentley Law Firm as the 2020 lobbyists for the City and to authorize the Mayor to sign the registration letter.
- E. Ratify 2020 City Appointments: H. Luke Mayes (Chief Judge/Probable Cause Judge), Charles Chesbro (Associate Judge), Richard Blevins (Associate Judge); Randall Bentley (Solicitor); Croy Engineering (City Engineer); Bentley, Bentley and Bentley (law firm), City Manager and City Clerk.

- F. Mayoral and City Council (re)appointments to Boards and Commissions. This item is for (re)appointments made by the Mayor and/or City Council to any Board, Committee, Authority or Commission requiring an appointment to fill any vacancy, resignation, 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

**XXIII. ADJOURN**





**Regular Meeting Agenda  
1/6/2020 6:30 PM  
Council Chambers**

<b>Title of Item:</b>	Ratify actions by the License Review Board from their due cause hearing held December 6, 2019 on PM Entertainment LLC dba Luna Lounge, located at 3055 N. Main Street, Suite 106; and receipt of the meeting minutes.
<b>Agenda Comments:</b>	The ratification is to uphold the actions of the License Review Board due cause hearings and receipt of the meeting minutes in accordance with the Kennesaw code of Ordinances, Section 2-115(e). On December 6, 2019 the License Review board held a due cause hearing for pouring alcohol without a permit in violation of Ch. 6-70, 6-109, and 6-110 of the Code of Ordinances. After receiving testimony, the action by the License Review Board was as follows: PM Entertainment LLL, dba Luna Lounge received a three-month suspension of their alcohol license. There will be no appeal filed by Luna Lounge challenging the decision of the License Review Board, and the licensee Eric Turrubiates shall not apply for a renewal of the Luna Lounge alcohol license in agreement with the City Solicitor. City Clerk recommends ratifying the License Review Board meeting actions and minutes.
<b>Funding Line(s)</b>	

**ATTACHMENTS:**

Description

LRB Minutes

Upload Date    Type

12/18/2019    Minutes

LICENSE REVIEW BOARD MINUTES  
CITY OF KENNESAW  
Council Chambers  
Friday, December 06, 2019 3:00 p.m.

APPEARANCES OF COUNSEL

For the Board:

Sam Hensley, Jr.

For the City:

Jamie Wingler

BOARD MEMBERS:

David Burns

Maulik Patel

Kevin Tidwell

and City Clerk Debra Taylor

CALL TO ORDER

The meeting commenced at 3:14 PM. License Review Board Member David Burns made introductions. Attorney Sam Hensley, Jr. explained the meeting procedures; possible penalties including probation, suspension, revocation or no action; post-hearing procedures; and the option to appeal to the Mayor and City Council within five business days. All witnesses were sworn in by Attorney Hensley.

**II. DUE CAUSE HEARINGS**

**A. PM Entertainment d/b/a Luna Lounge  
3055 N Main Street, Suite 106, Kennesaw, GA 30144  
Licensee: Erik Turrubiates**

In October 2019, probable violations were observed on the Facebook page for Luna Lounge in breach of City Ordinances 6-70, 6-109, and 6-110 and four citations of pouring without a permit were issued by the Police Department. Attorney Wingler noted the Licensee stipulated to the violations and waived the reading of charges.

Attorney Wingler tendered the following into evidence: A) the packet provided to the License Review Board which included ordinance violations and verbal warning of other code violation; B) the alcohol application for PM Entertainment; C) an incident report of a robbery call; D) certified City of Kennesaw Code Chapter 6 "Alcoholic Beverages, Article II "Licenses," Sec. 6-45 "Conditions disqualifying application;" E) certified City of Kennesaw Code Chapter 6 "Alcoholic Beverages, Article II "Licenses," Sec. 6-63 "Procedure for suspension and revocation;" F) certified City of Kennesaw Code Chapter 6 "Alcoholic Beverages, Article II "Licenses," Sec. 6-70 "Permit holders of licensees – Applications, issuance, and denials;" "G" was omitted; H) certified City of Kennesaw Code Chapter 6 "Alcoholic Beverages, Article III "Prohibitions and Restrictions," Sec. 6-109 "Pricing of alcoholic beverages;" I) certified City of Kennesaw Code Chapter 6

“Alcoholic Beverages, Article III “Prohibitions and Restrictions,” Sec. 6-110 “Additional activities prohibited; rationale and findings exception;” and J) photos retrieved by the City from Luna Lounge’s Facebook page. There were no objections.

Attorney Hensley, Jr. announced this meeting as a due-cause hearing for PM Entertainment d/b/a Luna Lounge and licensee Erik Turrubiates, was in attendance along with his attorney, Bryan Howard.

Attorney Wingler explained to the Board the City became aware of the photos by an anonymous tip. The City is recommending a period of suspension for 30 days based on stipulations and evidence. The licensee will give testimony on their mitigation efforts.

Attorney Bryan Howard told the Board he and his client were in attendance today due to four citations of allowing customers to serve alcohol without proper pouring permits. He explained he is arguing for mitigation, not suspension. His client does not have a criminal history, is the sole owner of the business and responsible for the day to day activities. His client is young and trying to run a business. He did not read the ordinances provided by the City closely, but has been working to familiarize himself with the laws better. Additionally, he has changed the attire of the servers and getting permits for those that comply with training. He has increased security at the bar and will look into getting off-duty officers from the City to provide security as well. He notes that calls for service to the establishment has stopped since these changes were put into place and he believes they will cease indefinitely with the increased security. Attorney Howard provided the Board certificates of completion for training of servers.

Officer Luther was called to the stand and testified he was the one who pulled the evidentiary photos from Luna Lounge’s Facebook page. When asked by Board member Burns how many calls for service Luna Lounge has received, Officer Luther responded that there had been 13 calls to that location that included an auto accident.

Board member Burns told Mr. Turrubiates the photos were self-evident and asked if he didn’t understand that customers pouring alcohol into servers’ mouths is wrong. Mr. Turrubiates responded that he did not know it was wrong. When asked if the Licensee allows his customers to wear whatever they want, he responded yes and, in his opinion, it is a fashion statement; however, he has changed the dress code of his staff. When pressed on the dress code of the patrons, Mr. Turrubiates shared with the Board that security will be trained on these standards and those who do not meet the code will be asked to leave.

Board member Burns pulled a photo from evidence and asked Mr. Turrubiates if the man reoccurring in numerous photos was a bartender. Mr. Turrubiates responded the man in question was a customer. When asked how the customer received a bottle, the Licensee went on to explain that his establishment used to have bottle service; however, currently, it does not. Luna Lounge would sell one bottle of liquor to a group at one table for a cost of \$150.00. He shared with the Board that bottle service is for individuals 21 and over and identification is checked at the door and upon purchasing alcohol. Although it is an 18 and over business, individuals who are 21 and over receive wristbands.

Board member Burns asked the Licensee what the wristbands looked like and if he were to look at these photos, those with alcohol should be wearing the bands. Mr. Turrubiates responded yes but Board member Burns pointed out that many are not wearing a wristband.

Board member Tidwell asked Mr. Turrubiates what corrections have been made since he stipulated to the charges. The Licensee responded that he has reviewed the ordinances and has asked City staff for guidance. He made his servers take a class about pouring safety and has increased security. Ultimately, he wants his customers to feel safe.

Board member Patel asked Mr. Turrubiates if he was at his establishment every day and whether he was in attendance when the customers were pouring alcohol? The Licensee responded that he is not there every night, just on the busiest nights. He tries to be there as much as he can and he was at the business when these events occurred.

Attorney Howard addressed the Board by admitting mistakes were made by his client. His client understands if he does not comply, he can lose his business. He understands what he did wrong and has made the necessary changes. This is his client's first business and he has not received much guidance until now. Attorney Howard asked the Board to take those changes into consideration.

The status of Luna Lounge's alcohol license renewal was discussed by the Board. Luna Lounge is currently in the process of renewing their alcohol license and are still in good standing according to Finance Director, Gina Auld. They may not be able to renew if they wait until the end of December due to processing time needed by staff.

The Board discussed how mistakes were made. Board member Burns expressed that although it is a new business, there is no excuse for not knowing the rules/code. Thirteen calls to PD in one year is excessive; the lack of wrist bands and over-consumption is unacceptable. He suggested a suspension of three months. Board member Patel agreed. Board member Tidwell believed the City's recommendation of 30 days was sufficient.

Motion by Board member Burns for a three-month suspension, seconded by Board member Patel. Vote taken, approved, 2-1-0 (Board member Tidwell opposed). Motion carried. Attorney Hensley, Jr. made the licensee aware he can appeal the decision within five business days after his notification letter is received.

Meeting adjourned at 4:00 P.M.

Respectfully submitted,

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Debra Taylor, City Clerk



**Regular Meeting Agenda  
1/6/2020 6:30 PM  
Council Chambers**

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<b>Title of Item:</b>	Approval of the December 16, 2019 Mayor and City Council meeting minutes.
<b>Agenda Comments:</b>	
<b>Funding Line(s)</b>	

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**ATTACHMENTS:**

Description

Minutes

Upload Date    Type

12/30/2019    Minutes

**MINUTES OF MAYOR & CITY COUNCIL MEETING**  
**CITY OF KENNESAW**  
**Council Chambers**  
**Monday, December 16, 2019**  
**6:30 p.m.**

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Present: Mayor Derek Easterling  
Mayor Protem Chris Henderson  
Councilmember James Eaton  
Councilmember Tracey Viars  
Councilmember Pat Ferris  
Councilmember David Blinkhorn  
City Manager Jeff Drobney  
City Clerk Debra Taylor  
City Attorney Randall Bentley

**I. INVOCATION**

City Attorney Randall Bentley led the invocation.

**II. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Police Captain Kevin Mitchell, as introduced by Mayor Easterling.

**III. CALL TO ORDER**

**IV. ANNOUNCEMENTS**

Mayor Easterling thanked students of Awtrey Middle School Travelling Orchestra and Orchestra Director Michelle Mitchell for their performance of Christmas music prior to the meeting tonight.

Mayor Easterling acknowledged Finance Director Gina Auld for receiving the Certificate of Achievement for Excellence in Financial Reporting. This is the 19<sup>th</sup> consecutive year achieving this recognition award. Congratulations to Gina and her staff! Ms. Auld received a round of applause from the Mayor, Council, staff and public.

**V. PRESENTATIONS**

- A. Recognition of 911 Communications CALEA (Commission on Accreditation for Law Enforcement Agencies) certification. Congratulations to 911 Communications Director Linda Davis and 911 staff for an outstanding job!

Mayor Easterling congratulated 911 Communications Director Linda Davis and 911 staff members Glenda Ott and Ryan Solis for achieving CALEA status for their department. The conference was held in Covington, KY where 911 Communications received their first CALEA accreditation and the Police Department was re-accredited. This level of performance speaks volumes about management and staff with a 98% satisfaction in 208

categories. Linda, Glenda and Ryan received a round of applause from the Mayor, Council, staff and public.

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

## **VI. PUBLIC COMMENT/BUSINESS FROM THE FLOOR**

6:38 PM Floor Open for Public Comments on agenda items

JASON ANDERSON (representing 3532 Russell Drive): His comments tonight are relevant to Agenda Item XVII-A. He read a letter for the record from Croy Engineering regarding the purchase or condemnation of 3532 Russell Drive. They are requesting this Russell Drive address not be considered. It appears staff is taking liberties because the City Council has not taken formal action, especially regarding the Maple Drive extension. Croy Engineering is “coloring outside the book” and will lead to litigation by nine properties. There is more to the project than acquiring rights of way or creating a roundabout.

6:49 PM Floor Closed to Public Comments on agenda items

## **VII. OLD BUSINESS**

No items.

## **VIII. NEW BUSINESS**

No items.

## **IX. COMMITTEE AND BOARD REPORTS**

No items.

## **X. PUBLIC HEARING(S)**

- A. Consideration to approve a variance request submitted by United Consolidated Master, LLC (Reza Abree) being represented by Robert Good/Ron Engberg for property identified as 2695 Cobb Parkway. Said request for waiver of stream buffer variance setback. The request is to encroach on the outermost 25-foot city buffer (the farthest buffer) as per the variance application. Property consisting of 1.32+/- acres lying in Land Lot 166, Tax Parcel 503 of the 20th District, 2nd Section Cobb County Georgia. Property identified as 2695 Cobb Parkway and zoned HGB (Highway General Business). This item was postponed from the November 18, 2019 Mayor and Council meeting. The property was re-posted on November 21, 2019, re-advertised in the Marietta Daily Journal and property notices mailed to owners within 200-ft of the property. The Planning Commission, at a meeting held on December 4, 2019 approved the variance request and referenced the revised site plan dated December 4, 2019 prepared by the Good Group. Staff Recommendation: Zoning Administrator Darryl Simmons recommends approval of the variance request as illustrated on the revised site plan dated December 4, 2019.

Zoning Administrator Darryl Simmons presented the variance request submitted by United Consolidated Master, LLC (Reza Abree) being represented by Robert Good/Ron Engberg for property identified as 2695 Cobb Parkway, for a waiver of stream buffer variance setback to encroach on the outermost 25-foot city buffer (the farthest buffer) as per the variance application. This item was postponed from the November 18, 2019 Mayor and Council meeting. The property was re-posted on November 21, 2019, re-advertised in the Marietta Daily Journal and property notices mailed to owners within 200-ft of the property. The Planning Commission, at a meeting held on December 4, 2019 approved the variance request and referenced the revised site plan dated December 4, 2019 prepared by the Good Group. This is a better design thereby creating less encroachment. The use of professional offices is allowed in Highway General Business (HGB) and they meet the minimum standards for parking. The revised site plan date is December 4, 2019.

Motion by Councilmember Viars to approve the variance request, as submitted, seconded by Mayor Protem Henderson.

6:54 PM      Floor Open for Public Comments

ROBERT GOOD (The Good Group): They have worked closely with City staff to reduce impacts to the environmental buffer and still have a viable project. It is outside the 100-year flood zone, now in the outermost buffer, and they will continue to work closely with City staff and Cobb. A biologist was consulted and there should be minimum impacts to trees and nearby businesses.

6:57 PM      Floor Closed to Public Comments

Vote on the motion, approved unanimously, 5-0. Motion carried.

- B. Authorization of an **ORDINANCE NO. 2019-12, 2019** approving an amended rezoning condition submitted by East Park JV, LLC for property along Cherokee Street identified as East Park Village Development. Properties located in Land Lot 99, 20th District, 2nd Section, Cobb County. Said request to amend condition #2 of original rezoning under Ordinance 2017-11 to allow the maximum number of units to be capped at 938 from 850 an increase of 88 units. The application for rezoning was advertised in the Marietta Daily Journal on November 15, 2019 and November 22, 2019 with property posted on November 19, 2019. The Planning Commission at a meeting held on December 04, 2019 recommended to approve the request to increase the maximum number of units to be capped at 938 from 850 an increase of 88 units. Vote 4-0. Cindi Michael, Keisha Edwards, Don Bergwall and Patrick Jackson. STAFF RECOMMENDATION: Darryl Simmons, Zoning Administrator recommends approval for the amendment of rezoning condition, specifically # 2: to increase the maximum number of units from 850 to 938 units. All other conditions as specified under ordinance 2017-11 will stay in place. Total scope and intent of the mixed-use master plan is still in place.

Zoning Administrator Darryl Simmons presented the Ordinance to amend a rezoning condition submitted by East Park JV, LLC for property along Cherokee Street identified as East Park Village Development to amend condition #2 of original rezoning under



Ordinance 2017-11 to allow the maximum number of units to be capped at 938 from 850, an increase of 88 units. There are residential and commercial components to this project. The project had a regional review in 2017 including traffic, land use, local economy, etc. also performed by the Atlanta Regional Commission (ARC). This increase will be less than recommended by regional reviews. The application for rezoning was advertised in the Marietta Daily Journal on November 15, 2019 and November 22, 2019 with property posted on November 19, 2019.

CHAD HOWIE (Developer): When this project started in 2017, they had an understanding where they would be today. At design #21, properties are under contract or purchased, street widening costs have increased greatly and these additional units and the market will cover the discrepancies. It is still five percent less than the DRI maximum.

Motion by Councilmember Blinkhorn to approve the Ordinance as presented, seconded by Mayor Protem Henderson.

7:06 PM Floor Open to Public Comments

No comments.

7:07 PM Floor Closed to Public Comments

Vote taken, approved unanimously, 5-0. Motion carried.

## **XI. CONSENT AGENDA**

- A. Approval of the December 2, 2019 Mayor and City Council meeting minutes and the November 25, 2019 Executive Session minutes.
- B. Approval of **RESOLUTION NO. 2019-45, 2019** and authorization for the Mayor to execute the Lease Supplement with Georgia Municipal Association (GMA) for the direct leasing program for one (1) 2019 Malibu for Code Enforcement and one (1) Malibu for City wide use. The total amount of the loan is \$34,963. Through GMA the City will finance the vehicles for a five year period with annual payments of \$7,916.06 at an annual interest rate of 4.283%. Funding will be through Magnolia Bank via GMA. Finance Director recommends approval. Funding Line: 100.8000.58.1200 Total principal \$34,963.00 over lease term; 100.8000.58.2200 Total interest \$4,617.30 over lease term.
- C. Approve **RESOLUTION NO. 2019-46, 2019** to award the bid and contract for the Kennesaw City Hall Roof Renovation project to All American Markets, Inc. (dba MOPAC). A Request for Bids was advertised in the Marietta Daily Journal on 10-11-19 and 10-25-19 for the Kennesaw City Hall Roof Renovation project. Two bids were received and opened on November 12, 2019. The low bid was submitted by All American Markets, Inc. (dba MOPAC) in the amount of \$260,000.00. After completing a reference check, Croy Engineering and the Building Facilities Manager recommends the awarding of the contract to All American Markets, Inc. (dba MOPAC). Funding Line: 310.0000.39.116500.00000 not to exceed \$260,000.

- D. Approve **RESOLUTION NO. 2019-47, 2019** to amend the sanitation collection service agreement with Republic Services. The sanitation services agreement is being amended to include Item 4 - Services. At no charge to the City, Republic will provide one 30-yard roll off at no charge for the spring and fall shredding/recycling event hosted by the City. City Manager recommends approval of the Resolution and to authorize the Mayor to sign the amendment.

Motion by Councilmember Viars to approve the Consent Agenda engross, seconded by Mayor Protem Henderson. Vote taken, approved unanimously 5-0. Motion carried.

## **XII. FINANCE AND ADMINISTRATION**

**GINA AULD, Finance Director**

- A. Consideration for approval of 2020 annual renewal of the Alcoholic Beverage License for Beer, Wine and Sunday Sales for RK Fortitude LLC d/b/a RK Market located at 3338 Cherokee Street, Suite B, Kennesaw, Georgia 30144. Applicant: Chetan Panchal. This is an existing business with the same licensee since 2014. This business was cited for providing alcohol to a minor on June 7, 2019. The License Review Board suspended the Alcohol License for a period of two weeks (14 days) effective July 16, 2019. The License Review Board also required the business to create a new alcohol policy that is specific for the establishment that needs to be read and signed by all employees and that all employees receive third party alcohol training. The business has served their suspension period and provided evidence of their alcohol policy, evidence the alcohol policy was signed by employees and evidence of alcohol servers' training for employees. Finance Director recommends approval.

Finance Director Gina Auld presented the renewal of the Alcoholic Beverage License for Beer, Wine and Sunday Sales for RK Fortitude LLC d/b/a RK Market located at 3338 Cherokee Street, Suite B, by applicant Chetan Panchal. This is an existing business with the same licensee since 2014. This business was cited for providing alcohol to a minor on June 7, 2019. The business has served their suspension period and provided evidence of their alcohol policy, evidence the alcohol policy was signed by employees and evidence of alcohol servers' training for employees. The applicant was not present this evening due to staffing issues.

Motion by Mayor Protem Henderson to approve the 2020 annual renewal of the Alcoholic Beverage License for Beer, Wine and Sunday Sales for RK Fortitude LLC d/b/a RK Market located at 3338 Cherokee Street, Suite B, by applicant Chetan Panchal, seconded by Councilmember Blinkhorn. Vote taken, approved unanimously 5-0. Motion carried.

- B. Approval of an **ORDINANCE NO. 2019-13, 2019** authorizing the issuance of the City of Kennesaw, General Obligation Refunding Bonds, Series 2020 to refund the City of Kennesaw, General Obligation Bonds, Series 2004 and Series 2005 to achieve approximately \$90,000 in annual debt service savings or approximately \$800,000 of total savings. As presented at the December 2, 2019 meeting, by authorizing the issuance of the City of Kennesaw, General Obligation Refunding Bonds, Series 2020 to refund the City of Kennesaw, General Obligation Bonds,

Series 2004 and Series 2005 the City will achieve approximately \$90,000 in annual debt service savings or approximately \$800,000. Bond counsel, legal and Finance Director recommend approval.

Finance Director Gina Auld presented an Ordinance to authorize the issuance of the City of Kennesaw, General Obligation Refunding Bonds, Series 2020 to refund the City of Kennesaw, General Obligation Bonds, Series 2004 and Series 2005 to achieve approximately \$90,000 in annual debt service savings or approximately \$800,000 of total savings. Interest rate will reduce to 1.885.

Motion by Mayor Protem Henderson to approve the Ordinance as presented, seconded by Councilmember Eaton. Vote taken, approved 4-1 (Councilmember Blinkhorn opposed). Motion carried.

### **XIII. PUBLIC SAFETY**

**BILL WESTENBERGER, Police Chief**  
**LINDA DAVIS, 911 Communications Director**

A. Receipt of the November 2019 Crime Statistics.

Captain Mitchell presented the November 2019 crime statistics.

Motion by Councilmember Viars to receive the November report, seconded by Councilmember Blinkhorn. Vote taken, approved unanimously, 5-0. Motion carried.

### **XIV. INFORMATION TECHNOLOGY**

**RICK ARNOLD, Co-Director**  
**JOSHUA GUERRERO, Co-Director**

No items.

### **XV. PUBLIC WORKS**

**RICKY STEWART, Director**  
**ROBBIE BALENGER, Building & Facilities Manager**

No items.

### **XVI. RECREATION AND CULTURE**

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

No items.

### **XVII. COMMUNITY DEVELOPMENT**

**ROBERT FOX, Economic Development Director**  
**DARRYL SIMMONS, Zoning Administrator**  
**SCOTT BANKS, Building Official**

A. Approval of **RESOLUTION NO. 2019-48, 2019** authorizing Second Amendment to the Joint Development Agreement Among The City of Kennesaw, Georgia, Sanctuary Development, LLC and Salt Kennesaw Properties, LLC dated

December 7, 2017 and First Amendment dated May 21, 2018. Due to adverse changes in conditions of the local real estate market, significantly increased costs of the real property required and unanticipated delays due to complexities of the project the Developer Parties have requested amendments to the Joint Development Agreement regarding construction concurrencies between various land use and districts within the project, clarification of property exchanges, coordination for certain infrastructure and road improvements and the addition to another Developer party to the Joint Development Agreement. Staff (Economic Development, Public Works and Planning & Zoning) and Legal have worked with the Developer to determine to status of the project and the merits of approving the requested amendments. Staff and Legal have determined the amendments are in the City's economic interest and recommended approval.

Economic Development Director Bob Fox presented the Resolution authorizing a second amendment to the Joint Development Agreement among the City of Kennesaw, Georgia, Sanctuary Development, LLC and Salt Kennesaw Properties, LLC dated December 7, 2017 and First Amendment dated May 21, 2018. Due to adverse changes in conditions of the local real estate market, significantly increased costs of the real property required and unanticipated delays due to complexities of the project, the developer parties have requested amendments to the Joint Development Agreement regarding construction concurrencies between various land use and districts within the project, clarification of property exchanges, coordination for certain infrastructure and road improvements, and the addition to another developer party to the Joint Development Agreement. If there is no progress within three years, the original conditions will return. The road project agreement for the Maple Drive intersection and signalization has yet to be determined by City staff and Croy Engineering if it merits the City's involvement. Updates to the property exchange at Chalker will provide better ingress/egress and parking for the Thai and BBQ restaurants. Having the City develop Maple Drive near McCullum/Cherokee have been removed from consideration based on staff recommendations. The developer will be responsible for changes in the development plan as stipulated.

Motion by Councilmember Blilnkhorn to approve the Resolution as stipulated, seconded by Councilmember Viars.

Councilmember Ferris is pleased to see Maple Drive being removed from consideration. Mr. Alexander raised questions regarding Russell Drive – can we deny access? Attorney Fred Bentley, Jr. stated access has to be granted. Mr. Ferris questioned who authorized Croy Engineering to threaten imminent domain? This has been going on 3-4 months without Council approval. Attorney Fred Bentley noted the City Manager brought it to Mayor and Council to investigate if the City should be involved. He can't speak for Croy Engineering and they were only supposed to be dealing with an appraisal only. City Manager Drobney noted staff looked into the feasibility of Maple Drive extension and no one saw this letter before it was sent out.

Vote taken, approved unanimously, 5-0. Motion carried.

- B. Approval of **RESOLUTION NO. 2019-49, 2019** Authorizing a Joint Development Agreement Among the City of Kennesaw, Georgia and Core Property Capital, LLC. Core Property Capital (CPC) has made significant progress in advancing the 14+

acre mixed use project in downtown since they received CBD Project Approval. They have secured contracts for all necessary parcels, completed civil plans and significantly completed building plans. They are scheduled to close on the property before the end of the year. In order to move forward with the closing and construction activity they require the Joint Development Agreement (JDA) to be completed. The JDA defines how infrastructure including roads, storm water and utilities will be developed, overall project development, demolition, parking and open container district aspects of the project. Minor revisions providing clarification to the attached draft are anticipated and legal is completing those. None of the revisions are substantive. Those final revisions will be provided to Mayor and Council once completed. Legal, Planning & Zoning, Public Works and City Manager have reviewed. The Economic Development Director recommends approval.

Economic Development Director Bob Fox presented the Resolution authorizing a Joint Development Agreement among the City of Kennesaw, Georgia and Core Property Capital, LLC. Core Property Capital (CPC) has made significant progress in advancing the 14+ acre mixed use project in downtown since they received CBD project approval. They have secured contracts for all necessary parcels, completed civil plans and significantly completed building plans. They are scheduled to close on the property before the end of the year. In order to move forward with the closing and construction activity they require the Joint Development Agreement (JDA) to be completed. The JDA defines how infrastructure including roads, storm water and utilities will be developed, overall project development, demolition, parking and open container district aspects of the project. Minor revisions providing clarification to the attached draft are anticipated and legal is completing those. None of the revisions are substantive. Those final revisions will be provided to Mayor and Council once completed. Core representatives were present this evening.

Motion by Councilmember Viars to approve the Resolution as presented, seconded by Councilmember Blinkhorn. Vote taken, approved unanimously, 5-0. Motion carried.

- C. Approval of **RESOLUTION NO. 2019-50, 2019** authorizing a Joint Development Agreement Among the City of Kennesaw, Georgia, Keene Street JV LLC and Sanctuary Development, LLC. Sanctuary Development, the developer of the School House Village mixed-use project located on 7 acres in downtown have made significant progress on advancing the development of the project. They have acquired the property, substantially completed the civil and building plans, made significant progress on preleasing the retail and office and are ready to start the demolition and site work. In order to move the project forward into the construction phase they require the Joint Development Agreement (JDA) to be completed. The JDA addresses infrastructure including roads, storm water and utilities, and overall development. Legal, Planning & Zoning, Public Works, City Manager have reviewed the document. Legal is completing minor revisions providing clarification to the attached document and those revisions will be provide to Mayor & Council as soon possible in advance of the Mayor & Council meeting. Economic Development Director recommends approval.

Economic Development Director Bob Fox presented the Resolution to authorize a Joint Development Agreement Among the City of Kennesaw, Georgia, Keene Street JV LLC and Sanctuary Development, LLC. Sanctuary Development, the developer of the School House Village mixed-use project located on seven acres in downtown have made significant progress on advancing the development of the project. They have acquired the property, substantially completed the civil and building plans, made significant progress on pre-leasing the retail and office and are ready to start the demolition and site work. In order to move the project forward into the construction phase they require the Joint Development Agreement (JDA) to be completed. The JDA addresses infrastructure including roads, storm water and utilities, and overall development.

Motion by Councilmember Blinkhorn to approve the Resolution as submitted, seconded by Councilmember Viars. Vote taken, approved unanimously, 5-0. Motion carried.

## **XVIII. PUBLIC COMMENT/BUSINESS FROM THE FLOOR**

7:31 PM Floor Open for Public Comments

There were no public comments.

7:32 PM Floor Closed for Public Comments

## **XIX. CITY MANAGERS REPORT – Jeff Drobney**

City Manager Jeff Drobney noted the change on the ribbon cutting date for the inclusive playground at Swift-Cantrell Park.

## **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.

No items.

## **XXI. COUNCIL COMMENTS**

Councilmember James Eaton shared that Lyle Chiropractic and North Cobb High School did their annual Shopping with a Warrior for Christmas. This year they paid it forward by presenting extra funds to the Jerry Wortham Christmas Fund.

Councilmember Tracey Viars wished everyone safe and happy holidays.

Councilmember Pat Ferris said it was all about giving this time of year.

Councilmember David Blinkhorn hopes everyone can attend the special needs ribbon cutting and wished everyone a Merry and safe Christmas

Mayor Derek Easterling also wished everyone a very Merry Christmas.

## **XXII. EXECUTIVE SESSION –Land, Legal, Personnel**

- A. 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.

No items.

## **XXIII. ADJOURN**

Mayor Easterling adjourned at 7:36 P.M. The next regularly scheduled meeting will be held Monday, January 6, 2020 at 6:30 p.m. in the Council Chambers. The public is encouraged to attend.

---

Debra Taylor, City Clerk



**Regular Meeting Agenda  
1/6/2020 6:30 PM  
Council Chambers**

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<b>Title of Item:</b>	Approve the 2020 regular schedule meeting for Mayor and City Council.
<b>Agenda Comments:</b>	
<b>Funding Line(s)</b>	

---

**ATTACHMENTS:**

Description	Upload Date	Type
2020 Schedule	12/5/2019	Backup Material



## PUBLIC NOTICE

The City of Kennesaw hereby gives notice the regularly scheduled meeting dates of the Mayor and City Council are the **1<sup>st</sup> and 3<sup>rd</sup> Monday of each month at 6:30 p.m.**, with the exception of when a meeting falls on a scheduled holiday, said meeting shall be held the following night.

Below is the list of regularly scheduled Mayor and Council Work Sessions and regular Council meetings for calendar year 2020. All meetings are held at 6:30 p.m. in the Council Chambers at 2529 J.O. Stephenson Avenue, Kennesaw, Georgia. Public attendance is encouraged.

<b><u>AGENDA WORK SESSIONS</u></b> <b>6:30 P.M.</b>		<b><u>COUNCIL MEETINGS</u></b> <b>6:30 P.M.</b>
December 30, 2019		January 6, 2020
January 13, 2020		<b>*January 21, 2020*</b>
January 27, 2020		February 03, 2020
February 10, 2020		February 17, 2020
February 24, 2020		March 02, 2020
March 09, 2020		March 16, 2020
March 30, 2020		April 06, 2020
April 13, 2020		April 20, 2020
April 27, 2020		May 04, 2020
May 11, 2020		May 18, 2020
<b>*May 26, 2020*</b>		June 01, 2020
June 08, 2020		June 15, 2020
June 29, 2020		July 06, 2020
July 13, 2020		July 20, 2020
July 27, 2020		August 03, 2020
August 10, 2020		August 17, 2020
August 31, 2020		<b>*September 08, 2020*</b>
September 14, 2020		September 21, 2020
September 28, 2020		October 05, 2020
October 12, 2020		October 19, 2020
October 26, 2020		November 02, 2020
November 09, 2020		November 16, 2020
November 30, 2020		December 07, 2020
December 14, 2020		December 21, 2020
December 28, 2020		January 04, 2021
<b>6:30 PM</b>		<b>6:30 PM</b>

**\*Denotes meetings occurring on a **Tuesday** due to a holiday.**

City of Kennesaw  
Debra Taylor, City Clerk



**Regular Meeting Agenda  
1/6/2020 6:30 PM  
Council Chambers**

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<b>Title of Item:</b>	Receipt of the records destruction logs for 2019.
<b>Agenda Comments:</b>	
<b>Funding Line(s)</b>	

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**ATTACHMENTS:**

Description	Upload Date	Type
Destruction Log	12/26/2019	Backup Material

RECORD	DATE IN	DESTROYED	No. OF YEARS	CODE REF.
Mack Dobbs Rezoning Lawsuit	May 2012	January 2019	6	LG-11-001
William Morris dismissal of lawsuit	2012	January	6	LG-11-001
Cruchelow sign hearing	2012	January	6	LG-11-001
Towne View Baptist church variance hearing	2012	January	6	LG-11-001
Open Record docs	2011	January	3	LG-01-027
LRB paperwork and records	2013	January	5	LG-01-002-A and -B
Sold or scrapped vehicles	2016-2019	March	5	LG-18-006
GovDeals surplus sold	2014	Dec 2019	5	LG 18-020
GovDeals surplus sold	2012	Aug 2019	5	LG 18-020
Open Record Requests	2015	Aug 2019	3	LG-01-027
Open Record Requests	2016	Dec 2019	3	LG-01-027
Election Info	2017	Dec 2019	2	LG-07-004/05
Jerry Weeks/2985 N Main Anti Litem [dismissed]	2012	Dec 2019	6	LG-11-001
William Mitchell Morris/729 Gettysburg Trail quiet title action lawsuit [dismissed]	2012	Dec 2019	6	LG-11-001
Montlick & Assoc ante litem notice [dismissed]	2012	Dec 2019	6	LG-11-001
GIRMA civil action	2012	Dec 2019	5	LG-18-014
Gina Sanchez ante litem	2012	Dec 2019	6	LG-11-001
James Kevin Messer Anti Litem notice	2011	Dec 2019	6	LG-11-001
Daybreak Village settlement	2010	Dec 2019	6	LG-11-001
David M. Clark Ante Litem	2010	Dec 2019	6	LG-11-001
Scott Lewis, Scott Luther, Linda Johnson, Susan Power complaint	2010	Dec 2019	6	LG-11-001
Belinda Miller Ante Litem	2010	Dec 2019	6	LG-11-001
Cruchelow Jewelry lawsuit/ORR	2012	Dec 2019	6	LG-11-001
Capital Improvement Bids	2004	Dec 2019	11	LG-08-005A
3 <sup>rd</sup> Q payroll	2000	Dec 2019	4	LG-14-011
Closed Court Cases	2000-2008	Dec 2019	7	JB-103
Capital Improvement Bids	2007	Dec 2019	11	LG-08-005A
Capital Improvement Bids – City Hall Expansion	2002	Dec 2019	11	LG-08-005A
Capital Improvement Bids – Depot Park	2004	Dec 2019	11	LG-08-005A
Non-Capital Improvement Bids	2003	Dec 2019	7	LG-08-005B
Non-Capital Improvement Bids	2010	Dec 2019	7	LG-08-005B
Business License Cash Posting	2012	Dec 2019	5	LG-08-001
City Manager Correspondence	2007-2009	Dec 2019	5	LG-01-012
Business License Cash Posting	2006-2010	Dec 2019	5	LG-08-001
Non-Capital Improvement Bids	2011	Dec 2019	7	LG-08-005B
Work Session Material	2006-2007	Dec 2019	5	LG-01-002
Journal Entries	2006	Dec 2019	5	LG-08-001
Journal Entries	2013	Dec 2019	5	LG-08-001
Bank Statements	2014	Dec 2019	5	LG-08-001
Daily Cash Posting Worksheet	2013	Dec 2019	5	LG-08-001
Sanitation Closeout	2013-2014	Dec 2019	5	LG-08-001
Journal Entries	2014	Dec 2019	5	LG-08-001
Open Records Requests	2016	Dec 2019	3	LG-01-027

RECORD	DATE IN	DESTROYED	No. OF YEARS	CODE REF.
GEMS Daily Closeout	FY 2014	Dec 2019	5	LG-08-001
Water/sewer upgrades, engineering reports	1950-1970	Dec 2019	20	LG-20-030
Daily Cash Posting Worksheet	2014	Dec 2019	5	LG-08-001
Voter registration	2017	Dec 2019	2	LG-07-067
Sanitation Checkfree Checking	FY 2013-2014	Dec 2019	5	LG-08-001
Capital Improvement Bids	2006	Dec 2019	11	LG-08-005A
Sanitation Journal Entries	2011	Dec 2019	5	LG-08-001
Bank Statements/Cash Deposits	FY 2013	Dec 2019	5	LG-08-001
Capital Improvement Bids	2005-2008	Dec 2019	11	LG-08-005A
Court Receipts	2011	Dec 2019	5	
State Ethics Filings (various candidates)	2014	Dec 2019	5	LG-07-013
Lawsuits (Ledbetter; Aparicio; Yarbrough; Heath; Petition for Quiet Title)	2013	Dec 2019	6	LG-11-001
ORR – Buckley & Klein (possible lawsuit)	2013	Dec 2019	6, not 3 years	LG-11-001



**Regular Meeting Agenda  
1/6/2020 6:30 PM  
Council Chambers**

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<b>Title of Item:</b>	Receipt of the MetroAtlanta activity reports for September and October 2019.
<b>Agenda Comments:</b>	
<b>Funding Line(s)</b>	

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**ATTACHMENTS:**

Description	Upload Date	Type
September	12/9/2019	Backup Material
October	12/9/2019	Backup Material

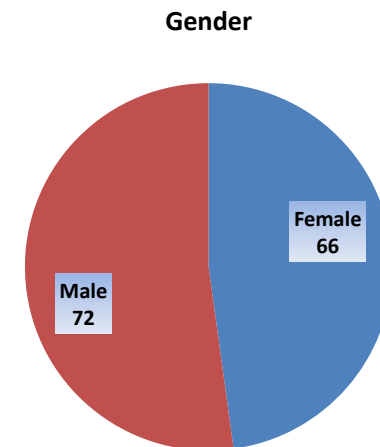
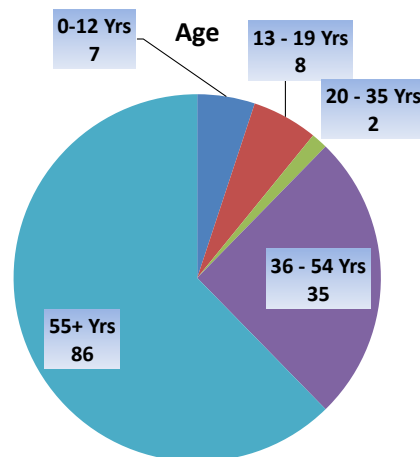
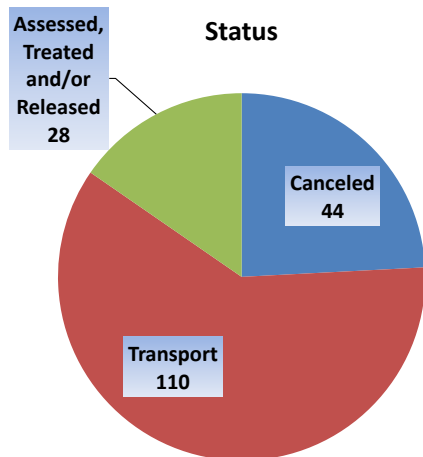
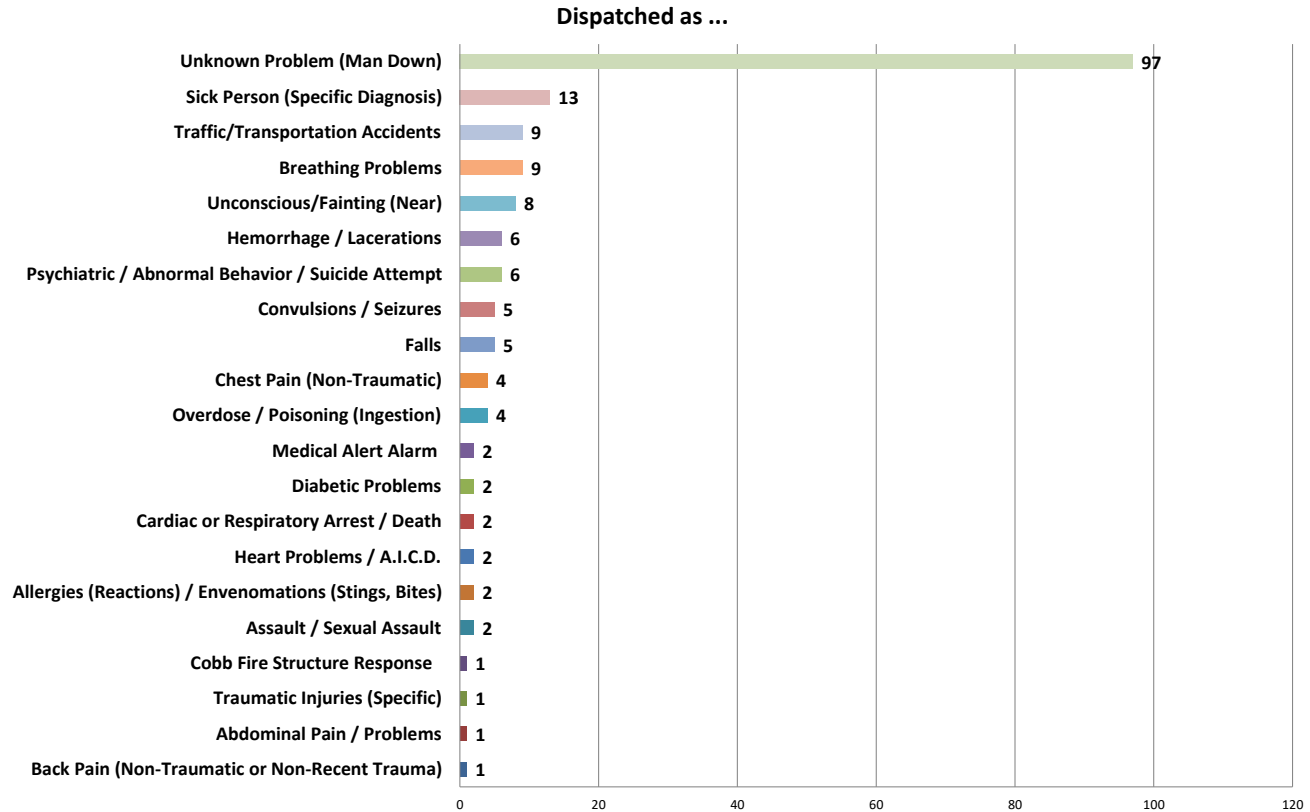
Total Responses	Total
Total	182

Patient Interaction	Total
Total	138

Avg. Response Time	Total
Total	7:35

Cardiac Arrests	Total
Arrest	5
Lucas Used	3

Events	Total
Community Special Event	1
Standby	3



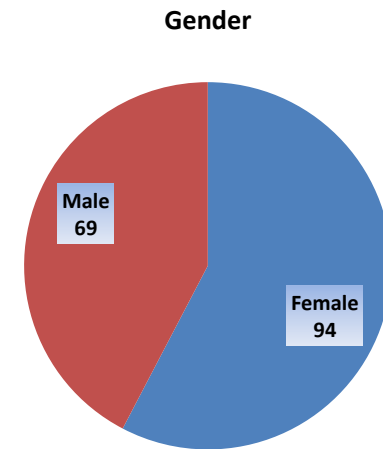
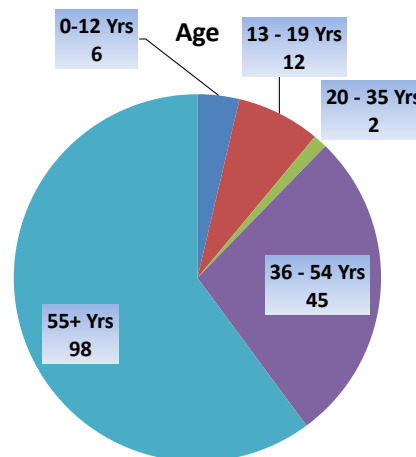
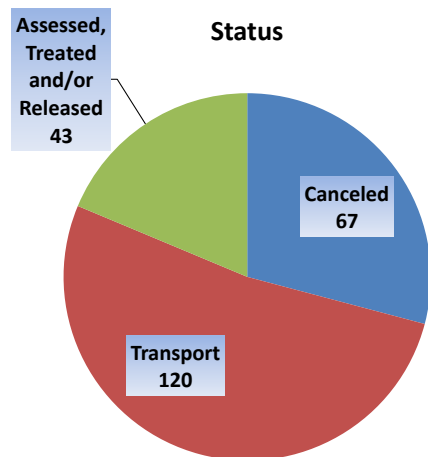
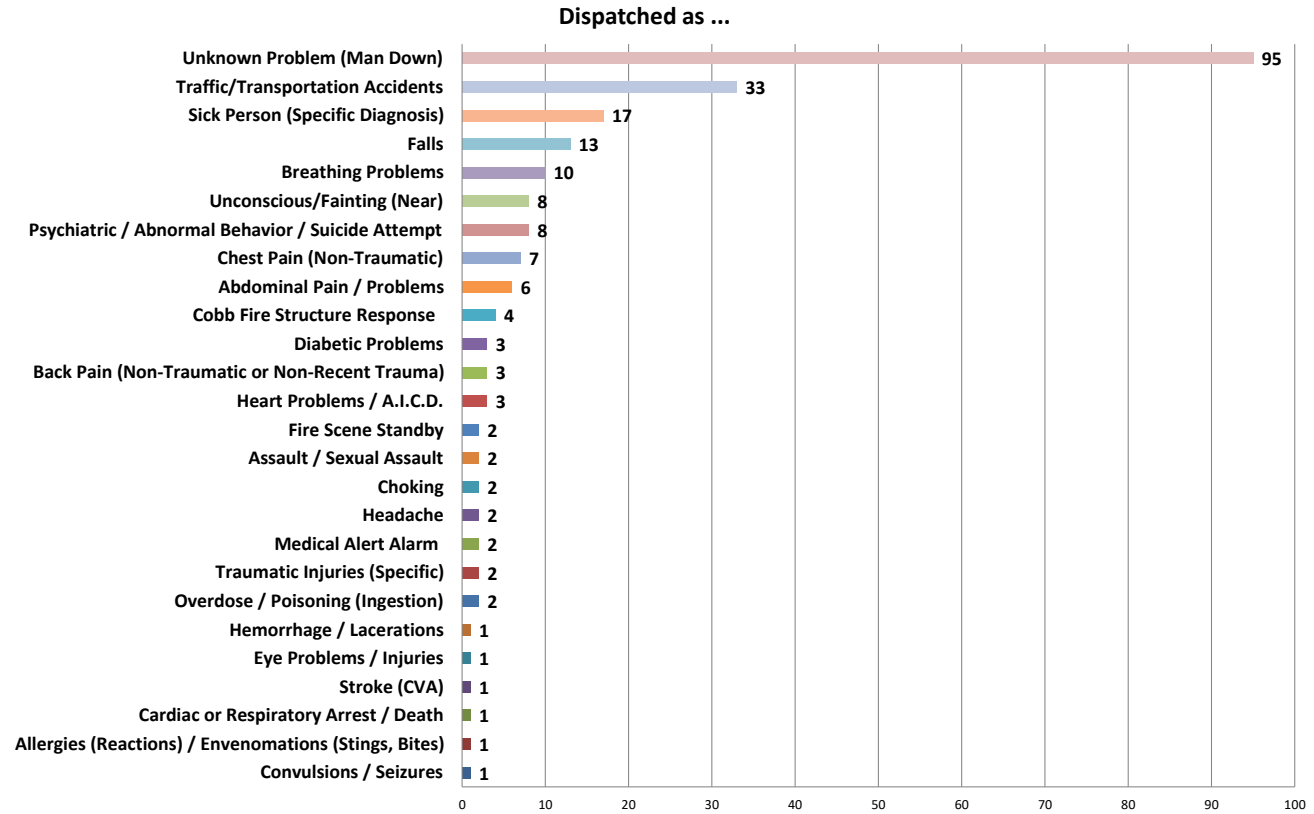
Total Responses	Total
Total	230

Patient Interaction	Total
Total	163

Avg. Response Time	Total
Total	7:14

Cardiac Arrests	Total
Arrest	4
Lucas Used	4

Events	Total
Fire Scene Standby	2
Community Special Event	5





**Regular Meeting Agenda  
1/6/2020 6:30 PM  
Council Chambers**

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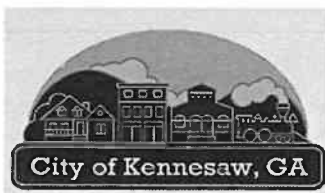
<b>Title of Item:</b>	Consideration for approval of a Beer, Wine, and Sunday Sales Package License for Albert Foodmart Inc. d/b/a Citgo Kennesaw Food located 2057 North Cobb Parkway, Kennesaw, GA 30152. Applicant: Raju Karki
<b>Agenda Comments:</b>	The applicant has completed the required alcohol workshop as per Sec. 6-69. Signs have been posted and it has been properly advertised as per Sec. 6-36. Current application, background check results are on file. Finance Director recommends approval
<b>Funding Line(s)</b>	100.0000.32.1100 Application Fee \$350.00

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**ATTACHMENTS:**

Description	Upload Date	Type
Albert Inc Alcohol Application	12/26/2019	Backup Material





**Business License**  
2529 J.O. Stephenson Ave.  
Kennesaw, GA 30144

**Contact Information:**  
Phone: (770) 424-8274  
Fax: (770) 429-4559  
www.kennesaw-ga.gov

**License Application:**  
Alcoholic Beverage

## APPLICATION

### Applying For (Check All That Apply):

- ☐ Liquor
- ☒ Beer
- ☒ Wine
- ☐ Growler
- ☒ Sunday Sales

### License Type (Choose one):

- ☐ Manufacturer
- ☐ Wholesaler
- ☒ Retail Package
- ☐ Retail Pouring

### Type of Establishment (Choose one):

- ☐ Restaurant
- ☐ Night Club
- ☐ Grocery Store
- ☐ Lounge
- ☐ Private Club
- ☐ Bottle House
- ☒ Convenience Store
- ☐ Indoor Entertainment Hall
- ☐ Hotel/Motel
- ☐ Package Store

### Business Type (Choose one):

- ☐ Sole Proprietor
- ☒ Corporation
- ☐ LLC
- ☐ Partnership
- ☐ LLP

### Please fill out the below information:

1. Full name of business:  
Doing Business As (DBA):  
Anticipated start date of business:

Albert Foodmart inc  
Citga kennesaw food x  
01-01-2020 x

2. Business location:  
Email address:  
Phone Number:  
Mailing address:

2057 North Cobb Pkwy Kennesaw  
Rajukarki118@gmail.com  
770-309-3494  
2057 North Cobb Pkwy Kennesaw

3. Do you have a certified survey of the location of the property? Yes

Does the certified survey indicate that the business is within the designated distance of the following:

a. Private residence	300 feet radius	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
b. School or college	600 feet radius	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
c. Church	600 feet radius	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
d. Public building	600 feet radius	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
e. Hospital	600 feet radius	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
f. Public park	600 feet radius	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
g. Day care center*	600 feet radius	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
h. Alcohol or drug treatment center	600 feet radius	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

**Package Sales have additional distance limitations as follows:**

**Package Sales Only (Liquor):**

- N/A
- |    |                                  |                 |                              |                             |
|----|----------------------------------|-----------------|------------------------------|-----------------------------|
| a. | School or college                | 300 feet radius | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| b. | Church                           | 300 feet radius | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| c. | Day care center*                 | 300 feet radius | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| d. | Alcohol or drug treatment center | 300 feet radius | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

**Package Sales Only (Beer or Wine):**

- |    |                                  |                 |                              |  |
|----|----------------------------------|-----------------|------------------------------|--|
| a. | School or college                | 300 feet radius | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| b. | Alcohol or drug treatment center | 300 feet radius | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

\* Must accept GA Pre-K or HOPE Scholarship Monies

\* Must follow a prescribed state curriculum

See Code Sections 6-1, 6-42 and 6-43 for distance measurement definition and limitations.

**4. For Retail Pouring license, please indicate the following:**

N/A

Number of pool tables:

Number of video game machines:

Size of dance floor:

Amount of cover charge:

Will the location have a DJ, and if so, number of times per week:

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**5. How many square feet are the following:**

N/A

a. Dining area:

b. Bar area:

c. % of total dining space that is a bar area:

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Is this location new construction or pre-existing?

pre-existing

How is the proposed location zoned?

General Commercial  
(GC)

**This section is to be completed and signed by the City of Kennesaw Zoning staff:**

Zoning verified by City of Kennesaw Zoning Division staff member

[Signature]

*If this is an application for a new establishment, attach proof of adequate parking facilities of one (1) off street parking space for each (200) square feet of total floor area within the building in conformity with the zoning ordinance and regulations of the City of Kennesaw.*

If new establishment, parking verified by the Zoning Division staff member

\_\_\_\_\_

**If Partnership or LLP:**

N/A

6. Partnership or LLP Name: \_\_\_\_\_

Partner/Member: \_\_\_\_\_  
Position: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

Social Security #: \_\_\_\_\_  
Date of Birth: \_\_\_\_\_  
% of Ownership: \_\_\_\_\_

Home Address: \_\_\_\_\_  
\_\_\_\_\_

City: \_\_\_\_\_  
State: \_\_\_\_\_  
ZIP: \_\_\_\_\_

Partner/Member: \_\_\_\_\_  
Position: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

Social Security #: \_\_\_\_\_  
Date of Birth: \_\_\_\_\_  
% of Ownership: \_\_\_\_\_

Home Address: \_\_\_\_\_  
\_\_\_\_\_

City: \_\_\_\_\_  
State: \_\_\_\_\_  
ZIP: \_\_\_\_\_

**\*\*Attach additional sheets if needed\*\***

**If Corporation or LLC:**

7. Corporation or LLC Name: Albert Food mart inc

President/Member: Raju Karki Social Security #: [REDACTED]  
Email Address: Rajukarki118@gmail Date of Birth: [REDACTED] - 1987  
Phone Number: [REDACTED] .com % of Ownership: 100

Home Address: 2232 Orchard park City: Kennesaw  
cir NW Kennesaw State: Ga  
ZIP: 30152

Same as above  
VP/Member: Raju Karki Social Security #: [REDACTED]  
Email Address: Rajukarki118@gmail Date of Birth: [REDACTED] - 1987  
Phone Number: [REDACTED] % of Ownership: 100

Home Address: 2232 Orchard park City: Kennesaw  
cir NW State: Ga  
ZIP: 30152

Secretary/Member: Raju Karki Social Security #: [REDACTED]  
Email Address: Rajukarki118@gmail Date of Birth: [REDACTED] - 1987  
Phone Number: [REDACTED] .com % of Ownership: 100

Home Address: 2232 Orchard park City: Kennesaw  
cir NW State: Ga  
ZIP: 30152

Treasurer/Member: Raju Karki Social Security #: [REDACTED]  
Email Address: Rajukarki118@gmail Date of Birth: [REDACTED] - 1987  
Phone Number: [REDACTED] .com % of Ownership: 100

Home Address: 2232 Orchard park City: Kennesaw  
cir NW Kennesaw State: Ga  
ZIP: 30152

\*\*Attach additional sheets if needed\*\*

If the business listed in questions 6 or 7 is owned by another firm or corporation, provide the information requested in questions 8 and 9.

N/A

8. List corporate name, business name, and % of business owned by the corporation

Corporate Name

Business Name

% Owned


9. List name, position, social security number, address, and % owned for each board member of the corporation listed in question 8.

N/A

Name

Position

SSN

Home Address

% Owned


N/A

10. Is the licensee or any owner listed in questions 6 – 9 currently holding an interest or ever been associated with any alcoholic beverage establishment? If yes, list below.

Licensee/Owner Name

Business Name

Address


N/A

11. List full name and other required information of relatives of the licensee or owners who have or have had any license or any financial or ownership interest in any alcoholic beverage business.

Name/Relationship

Home Address

Business Name/Address


12. List the full name and address of the property owner on which the business is to be conducted.

Property Owner:

Address:

Brooks & Brooks Holding  
3090 Moon Station Rd Kennebec, ME 02944

- x 13. State the total amount of capital funds to be invested in this business.

\$                     

- x 14. State the amount of personal funds invested by the following:

Licensee/Owner

\$

Other Owners

\$


- N/A 15. If capital is borrowed, provide the following and attach a copy of the note (s) or evidence of indebtedness, with all attachments, to this application.

Name of Lender	Address	Amount	Date	Interest Rate
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

16. Name the person (s) that will be the manager of this business and provide the following information.

Name	Address	Compensation
<u>Ramy Karki</u>	<u>2232 Orchard Park Cir</u>	<u>[REDACTED]</u>
_____	<u>NW Kennesaw, Ga 30152</u>	_____

17. Provide the name and address of your CPA or accounting firm:

Name	Address
N/A <u>NO CPA Right now</u>	<u>_____</u>
x _____	x _____

18. Has the *business or any business associated with this business* been cited, charged, indicted, have a pending charge or been convicted at any time for any violation of Georgia Law, Federal Law or any rule or regulation of the State revenue commissioner or any rule, regulation or ordinance of the City of Kennesaw, Cobb County or other governmental unit? Yes ☐ No ☒

If yes, give full details.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

19. Has the licensee, the licensee's spouse or any person having ownership interest in this business or their spouse been:

Arrested	___ Yes	<input checked="" type="checkbox"/> No	Convicted	___ Yes	<input checked="" type="checkbox"/> No
Detained	___ Yes	<input checked="" type="checkbox"/> No	Indicted	___ Yes	<input checked="" type="checkbox"/> No
Pled Guilty	___ Yes	<input checked="" type="checkbox"/> No	Pled Nolo Contender	___ Yes	<input checked="" type="checkbox"/> No
On Probation	___ Yes	<input checked="" type="checkbox"/> No	Any Pending Criminal Charge	___ Yes	<input checked="" type="checkbox"/> No

If you answered "YES" to any of these questions, list below in complete detail the name, dates, charges, places of arrest and disposition of charge (s). Failure to make a full disclosure in response to this question will result in denial of the application or a revocation of the license if information requested was not provided.

N/A

20. Has the licensee, the licensee's spouse or any person having ownership interest in this business or their spouse ever had any interest in any business, ever been a licensee or ever been an officer in any business that was cited, had an employee of any business cited, detained, arrested, indicted or convicted for any offense by any federal, state, county or city government or has any business been warned or had any license placed on probation, denied, suspended or revoked by any federal, state, county or city government? Failure to make a full disclosure in response to this question will result in denial of the application or a revocation of the license if information requested was not provided.

N/A

21. Indicate the type of alcohol awareness training and the number of hours of training that is required of owners and employees selling alcoholic beverages for the business. Also, indicate if training is required annually and the number of hours required.

Each month there is alcohol awareness training conducted on the premises with each employee by discuss licenses

22. What types of materials (written materials, signs, badges, etc.) are provided with the training of the employees?

written and verbal materials provided

23. Have you read and do you understand all the provisions of the City of Kennesaw and State of Georgia Alcoholic Beverage requirements as stated in Chapter Six (6) of the City of Kennesaw Code of Ordinances and Title III of the Official Code of Georgia.

Yes ☒ No ☐

24. Are you aware that the sale of alcoholic beverages to an underage person (s) by you or your employees may result in the suspension or revocation of the alcoholic beverage license?

Yes ☒ No ☐

25. What procedures do you have in place to ensure that alcoholic beverages are not sold to underage person (s) or any other violation of the City of Kennesaw Code of Ordinances and State Law? Please attach all documentation relating to such procedures and include an explanation as their usage.

We must check ID For Beer & tobacco product after that  
Date of Birth put on the register and we will sell  
over 18 year for tobacco & over 21 for Alcohol

26. What technology, equipment and products have been or will be implemented in the location to ensure compliance with the City of Kennesaw, Cobb County and State Law? Examples include cash registers that require the date of birth to be entered, cameras, signs and calendars). Describe below:

Date of birth must be entered in to register  
before sale of beer & tobacco product

27. Estimated gross receipts from this location for the remaining calendar year: \$ [REDACTED]

28. List occupations for the past ten years. Include dates of employment and positions.

From/To Month/Year	Company	City	State	Position/Salary
10-15-19 to still	Shell food mart	Woodstock	Ga	Cashier
01-5-16 to 07-1-19	Texaco Food Mart	Kennesaw	Ga	Cashier
02-16-15 to 02-1-16	Texaco Cherokee	Kennesaw	Ga	30144
12-29-2012 to 2014	Shell gas station	Canton	Ga	30114

29. List previous residences of the licensee for the past ten years.

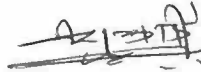
From/To Month/Year	Address	City	State
10-11-16 to 2019 <sup>still</sup>	32232 Orchardpark Cir NW	Kennesaw	Ga 30152
01-15-15 to 2016	1955 Bell Ferry rd	Marietta	Ga, _____
02-13-13 to 2015	4212 Woodford Lane La.	Kennesaw	Ga, 30152
12-29-2012 to 2013	600 Canterbury ridge pkwy Canton Apt 308	Canton	Ga, 30114



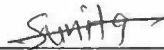
KENNESAW, GEORGIA  
COBB COUNTY

I, Raju Karki being duly sworn according to law,  
do swear that the facts and things stated by me in the above and foregoing answers to questions are  
true and no false or fraudulent statement is made herein and such answers were made in order to  
procure the granting of such a license.

I have received a copy of the City of Kennesaw Alcoholic Beverage Code and I am aware that all  
licenses must be obtained and fees paid no later than two weeks from the date of approval of this  
application by the Mayor and Council.

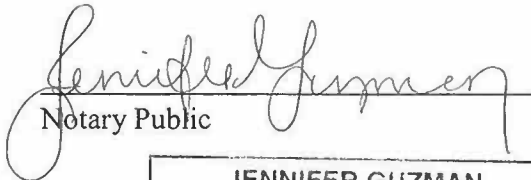
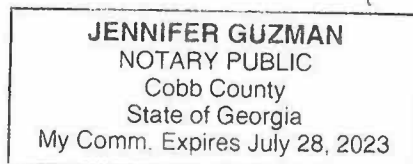


Signature of Applicant



Signature of Spouse of Applicant

Sworn to and subscribed before me this  
20 day of NOV., 2019

  
Notary Public

N/A

Signature and title of person other than  
applicant filing out this application

Phone Number

Application received in Business License Office:

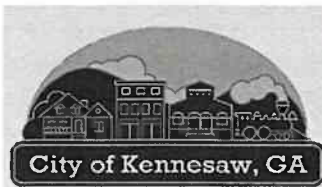
Date: 11/20/19

Received By: Dan Cox

Application to be heard by Mayor & Council

Date & Time:           

**A REPRESENTATIVE MUST BE PRESENT AT THE MAYOR & COUNCIL MEETING**



**Business License**  
2529 J.O. Stephenson Ave.  
Kennesaw, GA 30144

**Contact Information:**  
Phone: (770) 424-8274  
Fax: (770) 429-4559  
www.kennesaw-ga.gov

**License Application:**  
Alcoholic Beverage

## OWNER/LICENSEE PERSONAL STATEMENT INFORMATION

1. Full name of licensee (No initials): Raju Karki  
(Include maiden names and alias names if any)

2. Phone Numbers:

a. Business: Citigo Kennesaw Food  
b. Cell: [REDACTED]  
c. Home: 770-309-3494

3. Home Address: 9232 Orchardpark cir NW

4. Business Address: 2057 North Cobb Pkwy  
Kennesaw GA 30132



5. Please fill out the following:

Age: 33 Sex: M Height: 5-6 Color of Hair: Black  
Race: Asian Weight: 162lb Color of Eyes: Black

6. Social Security #: [REDACTED]

7. Place of Birth: Nepal Date of Birth: [REDACTED] 1987

U.S. Citizen:      ☐ By Birth ☒ Naturalized

If a naturalized citizen, provide certificate #: [REDACTED]

and submit original naturalization certificate or U. S. Passport

If a legal permanent resident, provide alien registration #:                     

and submit copy of I-551 card

Derived Parents Certificate #'s:                     

Date & Port of Entry:                     

8. How long have you resided in the City of Kennesaw or Cobb County? 4 year

9. Number of years at this present address?                     

10. Are you (Choose one): ☐ Single ☒ Married ☐ Widowed ☐ Divorced

11. If married, complete the following information on spouse.

Full Name of Spouse: Sunita Bagati Karki

Social Security #: [REDACTED]

Spouse's Maiden Name: Bagati

Place of Birth: Nepal

Date of Birth: [REDACTED] -1989

Place of Marriage: Nepal

Date of Marriage: 01-25-2008

Name of spouse's employer: Jacob's Brothers, LLC  
 Address of employer: 2057 Cobb Pkwy Kennesaw Ga 30152  
 U.S. Citizen: ☒ ☐ By Birth ☒ Naturalized  
 If a naturalized citizen, provide certificate #: [REDACTED]  
 and submit original naturalization certificate or U. S. Passport  
 If a legal permanent resident, provide alien registration #: \_\_\_\_\_  
 and submit copy of I-551 card  
 Derived Parents Certificate #'s: \_\_\_\_\_  
 Date & Port of Entry: \_\_\_\_\_

12. Give names and addresses of all children and stepchildren (regardless of age).

Full Name	Address	Age	Birth Place
<u>Anjila Karti</u>	<u>2232 Orchardpark Cir NW</u>	<u>6</u>	<u>[REDACTED] 2013</u>
<u>Albert Raj Karti</u>	<u>2232 Orchardpark Cir NW</u>	<u>3</u>	<u>[REDACTED] 2016</u>

13. Give names and addresses of all immediate living relatives.

	Full Name	Address
Parents:	<u>Raju Karti</u>	<u>2232 Orchardpark Cir NW Kennesaw Ga 30152</u>
	<u>Sunita Karti</u>	<u>2232 Orchardpark Cir NW Kennesaw Ga 30152</u>
Siblings:	<u>NA</u>	
In-Laws:	<u>NA</u>	

14. Do you or your spouse have financial interest in any bar, lounge, tavern, restaurant, or other place of business where alcoholic beverage are sold and consumed on the premises? If yes, give details:

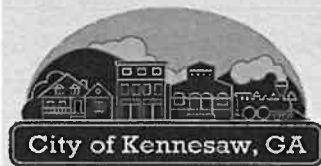
NO

15. Are you or your spouse related to anyone who has ownership or is employed by any wholesale or retail alcoholic beverage business? If so, give name, relationship to licensee or licensee's spouse, business name and the amount of interest, and/or type of employment in each.

NO

16. Education: List name of schools attended, address, dates of attendance and degrees earned.

M/YR	to	M/YR	School	Address	City	State	Degree
<del>1994</del>		<del>1994</del>					
1994		2006	pragati mavi	Hetauda Nepal	Hetauda	Nepal	school leaving certificate
2006	to	2010	Hetauda school of Management	Hetauda 10	Hetauda	Nepal	2 years collage



**Business License**  
2529 J.O. Stephenson Ave.  
Kennesaw, GA 30144

**Contact Information:**  
Phone: (770) 424-8274  
Fax: (770) 429-4559  
www.kennesaw-ga.gov

**License Application:**  
Alcoholic Beverage

## OWNER/LICENSEE PERSONAL FINANCIAL STATEMENT

Name: Ratu Karki Date of Birth: [REDACTED] - 1987  
Social Security #: [REDACTED] Name of Spouse: Sunita Karki  
Residence Address: 2232 Orchard Park Business/Organization: Albert Foodmart Inc  
City/State/Zip: Kennesaw Ga 30152 Business Phone: 770-424-3231  
Residence Phone: 770-369-3494 Partner/Officer in any other business? ☐ Yes ☒ No

### Assets

Cash on hand in banks  
Accounts Receivable  
Stocks & Bonds  
Real Estate  
Cash value of Life Insurance  
Automobiles  
Deposit Accounts  
Credit w/ Financial Institutions  
Other Assets (Itemize)

### Total Assets

Source of Annual Income  
Bonus & Commissions  
Alimony, Child Support, or Separate Income  
Itemize all loan sources & Interest  
Other Income (Itemize)

### Total Income

### Liabilities

Notes payable to banks - Secured  
Notes payable to banks - Unsecured  
Accounts Payable  
Unpaid Taxes  
Mortgage on Real Estate  
Other Debts (itemize)  
Total Liabilities  
Net Worth

### Total Liabilities & Net Worth

Salary

Dividends

Unsatisfied judgments or lawsuits pending?

☐ Yes ☒ No

Are any income tax returns made by you for prior years being contested?

☐ Yes ☒ No

If so, what do you estimate as the additional amount you may be required to pay?

Are any assets pledged or joint names other than as described above?

☐ Yes ☒ No

Have you ever been declared bankrupt?

☐ Yes ☒ No

Do you have a will?

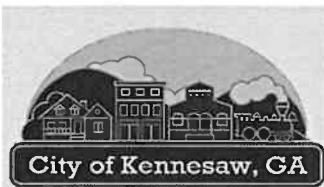
☐ Yes ☒ No

Who is named as your executor?

Beneficiary: \_\_\_\_\_

Executor: \_\_\_\_\_

As of 11-19 2019



**Business License**  
2529 J.O. Stephenson Ave.  
Kennesaw, GA 30144

**Contact Information:**  
Phone: (770) 424-8274  
Fax: (770) 429-4559  
www.kennesaw-ga.gov

**License Application:**  
Alcoholic Beverage

## BUSINESS LICENSE CONSENT FORM

Please choose one: ☒ NEW ☐ RENEWAL

I Raju Karki, HEREBY AUTHORIZE THE CITY OF KENNESAW POLICE DEPARTMENT TO RECEIVE ANY CRIMINAL HISTORY RECORD AND/OR DRIVER'S HISTORY RECORD INFORMATION PERTAINING TO ME WHICH MAY BE IN THE FILES OF ANY STATE OR LOCAL CRIMINAL JUSTICE AGENCY IN THE STATE OF GEORGIA FOR THE PURPOSE :

☒ Alcohol License  
☐ Bail Bond License  
☐ Taxi Cab License

☐ Massage Therapist License  
☐ Pawn Shop License  
☐ Precious Metal

citgo kennesaw  
NAME OF ESTABLISHMENT

2057 N. Cobb Pkwy Kennesaw  
LOCATION

Raju Karki  
FULL NAME (PLEASE PRINT)

2232 Orchardpark Cir NW Kennesaw  
ADDRESS

770-309-3494  
TELEPHONE NUMBER

M  
SEX

Asla  
RACE

[REDACTED] 1987  
DOB

[REDACTED]  
SOCIAL SECURITY NO.

[Signature]  
SIGNATURE OF APPLICANT

11/20/2019  
DATE

[Signature]  
NOTARY

**BRANDON BORN**  
NOTARY PUBLIC  
Cobb County  
State of Georgia  
My Comm. Expires Sept. 19, 2022

09/19/2022  
COMMISSION DATE

**\*ALCOHOL LICENSE APPLICANTS: TO BE COMPLETED BY THE LICENSEE, OWNERS AND SPOUSES, PARTNERS AND SPOUSES, AND STOCKHOLDERS WITH 20% OR MORE SHARES AND THEIR SPOUSES.**

Official Use Only:

GCIC Operator number: CM Business License Clerk: Deesh LA

Approved: ☒ Denied: ☐

Reviewed by Police Chief /Deputy Chief or Designee: R.C. Shum

**No History  
Georgia Only**  
1228 12.2.19



USA  
Georgia  
GOVERNOR *Bill* 050187

**DRIVER'S LICENSE**

DL NO. [REDACTED] DOB [REDACTED] 1987  
CLASS C EXP [REDACTED] 2027  
RAJU KARKI

2232 ORCHARD PARK CIR NW  
KENNESAW, GA 30152-4275  
COBB

Restrictions A End NONE  
Iss 04/16/2019

Sex M Eyes BRO  
Hgt 5'-06" Wgt 165 lb

DD: 378107258340047467

*Rafy*

05/01/1987

RESTRICTIONS: A-None  
ENDORSEMENTS: None

CLASS: C-5 26,000 lbs. GVWR and Trailer 5 10,000 lbs. All recreational vehicles included

Georgia

3781072583400401

Raw 07/01/2015  
www.dds.ga.gov  
(678) 413-8400

MEDICAL INFORMATION: None



THE UNITED STATES OF AMERICA

**CERTIFICATE OF NATURALIZATION**

Personal description of holder  
as of date of naturalization:

Date of birth: [REDACTED] 1987

Sex: MALE

Height: 5 feet 06 inches

Marital status: MARRIED

Country of former nationality:  
NEPAL

USCIS Registration No. [REDACTED]

I certify that the description given is true, and that the photograph affixed  
hereto is a likeness of me.

*Raj*

(Complete and true signature of holder)

Be it known that, pursuant to an application filed with the Secretary of  
Homeland Security

at: ATLANTA, GEORGIA

The Secretary having found that:

RAJU KARKI

residing at:

KENNESAW, GEORGIA

having complied in all respects with all of the applicable provisions of the  
naturalization laws of the United States, being entitled to be admitted as  
a citizen of the United States, and having taken the oath of allegiance at a  
ceremony conducted by

U.S. CITIZENSHIP AND IMMIGRATION SERVICES

at: ATLANTA, GEORGIA

on: FEBRUARY 07, 2019

such person is admitted as a citizen of the United States of America.

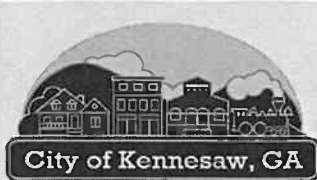
*2.Fnc*

U. S. Citizenship and Immigration Services



ALTERATION OR MISUSE OF THIS DOCUMENT IS  
A FEDERAL OFFENSE AND PUNISHABLE BY LAW





**Business License**  
2529 J.O. Stephenson Ave.  
Kennesaw, GA 30144

**Contact Information:**  
Phone: (770) 424-8274  
Fax: (770) 429-4559  
www.kennesaw-ga.gov

**License Application:**  
Alcoholic Beverage

## BUSINESS LICENSE CONSENT FORM

Please choose one: ☐ NEW ☐ RENEWAL

I Sunita Karki, HEREBY AUTHORIZE THE CITY OF KENNESAW POLICE DEPARTMENT TO RECEIVE ANY CRIMINAL HISTORY RECORD AND/OR DRIVER'S HISTORY RECORD INFORMATION PERTAINING TO ME WHICH MAY BE IN THE FILES OF ANY STATE OR LOCAL CRIMINAL JUSTICE AGENCY IN THE STATE OF GEORGIA FOR THE PURPOSE :

☒ Alcohol License  
☐ Bail Bond License  
☐ Taxi Cab License

☐ Massage Therapist License  
☐ Pawn Shop License  
☐ Precious Metal

Citgo Kennesaw  
NAME OF ESTABLISHMENT

2057 N. Cobb Pkwy Kennesaw  
LOCATION Ga, 30152

Sunita Karki  
FULL NAME (PLEASE PRINT)

232 Orchard Park Cir NW Kennesaw  
ADDRESS Ga 30152

770-309-4342  
TELEPHONE NUMBER

F  
SEX

Asia  
RACE

[REDACTED] - 1989  
DOB

[REDACTED]  
SOCIAL SECURITY NO.

Sunita  
SIGNATURE OF APPLICANT

JENNIFER GUZMAN  
NOTARY PUBLIC  
Cobb County  
State of Georgia  
My Comm. Expires July 28, 2023

11-22-2019  
DATE

Jennifer Guzman  
NOTARY

July 28, 2023  
COMMISSION DATE

**\*ALCOHOL LICENSE APPLICANTS: TO BE COMPLETED BY THE LICENSEE, OWNERS AND SPOUSES, PARTNERS AND SPOUSES, AND STOCKHOLDERS WITH 20% OR MORE SHARES AND THEIR SPOUSES.**

Official Use Only:

GCIC Operator number: CM Business License Clerk: Deer LA

Approved: AJH Denied: \_\_\_\_\_

Reviewed by Police Chief /Deputy Chief or Designee: Lt. A. Hamlin

No History  
Georgia Only  
0951 11.26.19



THE UNITED STATES OF AMERICA

CERTIFICATE OF NATURALIZATION

Personal description of holder  
as of date of naturalization:

Date of birth: [REDACTED] 1989

Sex: FEMALE

Height: 5 feet 00 inches

Marital status: MARRIED

Country of former nationality:  
NEPAL



USCIS Registration No. [REDACTED]

I certify that the description given is true, and that the photograph affixed  
hereto is a likeness of me.

Sunita  
(Complete and true signature of holder)

Be it known that, pursuant to an application filed with the Secretary of  
Homeland Security

at: ATLANTA, GEORGIA

The Secretary, having found that:

SUNITA KARRI

residing at:

KENNESAW, GEORGIA

having complied in all respects with all of the applicable provisions of the  
naturalization laws of the United States, being entitled to be admitted as  
a citizen of the United States, and having taken the oath of allegiance at a  
ceremony conducted by

U.S. CITIZENSHIP AND IMMIGRATION SERVICES

at: ATLANTA, GEORGIA

on: OCTOBER 19, 2018

such person is admitted as a citizen of the United States of America.

2.FNC

U. S. Citizenship and Immigration Service

DEPARTMENT OF HOMELAND SECURITY





GOVERNOR *Nathan Deal*

012289

## DRIVER'S LICENSE

DL NO. [REDACTED]  
CLASS C  
SUNITA  
KARKI

DOB [REDACTED] 1989  
EXP [REDACTED] 2027

2232 ORCHARD PARK CIR NW  
KENNESAW, GA 30152-4275

COBB

Restrictions A  
Iss 11/01/2018

End NONE

Sex F Eyes BLK  
Hgt 5'-00" Wgt 110 lb

DDI 361545061240054361

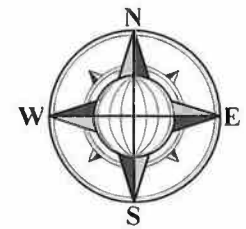
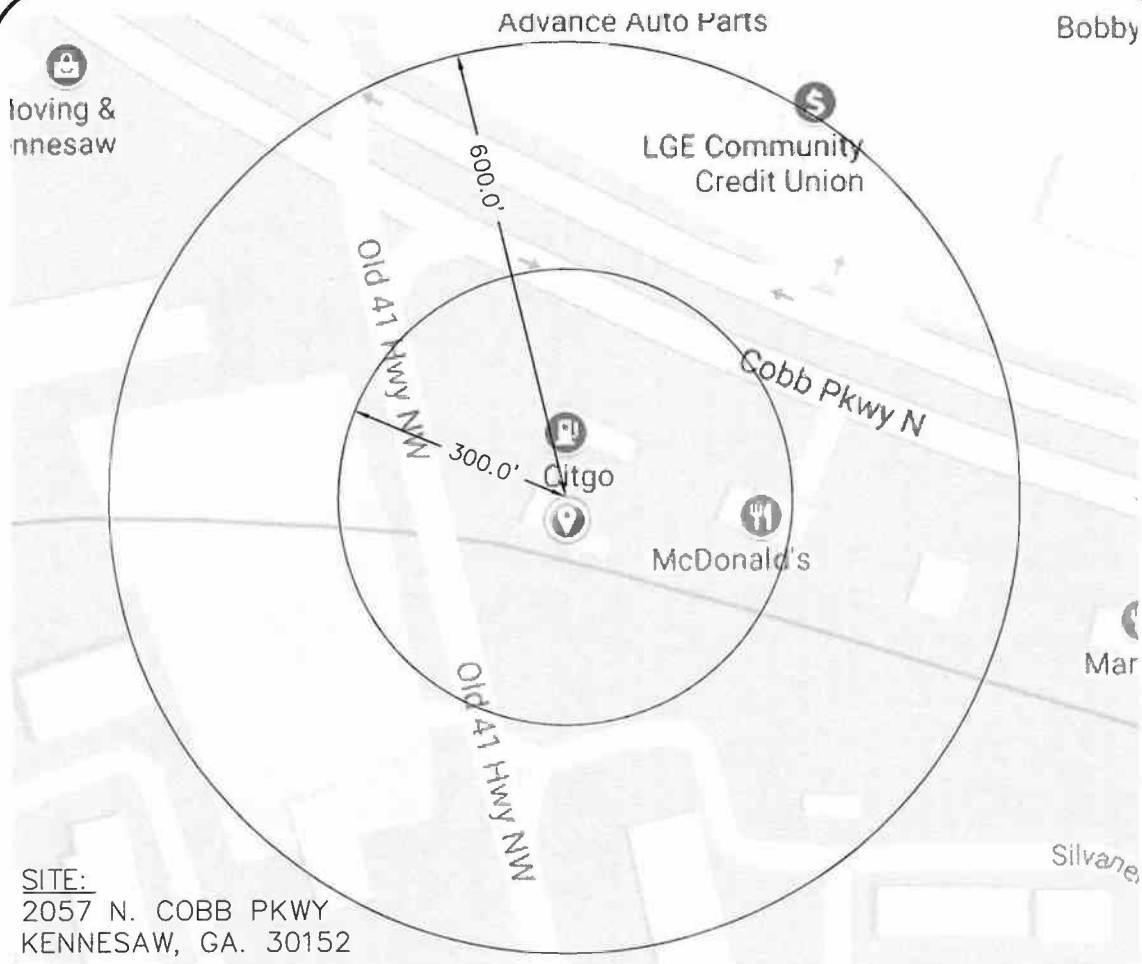
DONOR

COMMISSIONER *Spang & Allen*



*Sunita Karki*





MAGNETIC  
NORTH

SCALE: 1" = 250'

## ALCOHOL SURVEY

PREPARED FOR: SYED SHAH  
D.B.A. CITGO KENNESAW FOODS  
LAND LOT 206, 20 TH DISTRICT  
CITY OF KENNESAW  
COBB COUNTY, GEORGIA - 07/20/2017

**NEAREST SCHOOL: ±2.127'**  
WEST RIDGE CHRISTIAN ACADEMY  
2105 BARRETT PARK DR.  
KENNESAW, GA. 30144

**NEAREST CHURCH: ±5.214'**  
KENNESAW LIFE CHURCH  
1634 COBB INTERNATIONAL BLVD  
KENNESAW, GA. 30152

**NEAREST LIBRARY: ±9.504'**  
KENNESAW BRANCH  
2250 LEWIS STREET  
KENNESAW, GA. 30144

**NEAREST PARK: ±5.913'**  
BIG SHANTY PARK  
2050 KENNESAW DUE WEST RD  
KENNESAW, GA. 30152

**NEAREST ALCOHOL/BEER SALES: ±1.347'**  
SHELL GAS STATION  
2145 N.COBB PKWY  
KENNESAW, GA. 30152

**NEAREST PRIVATE RESIDENCE: ±505'**  
MOUNTAIN PARK ESTATES APTS.  
1925 OLD HWY 41  
KENNESAW, GA. 30152

**NEAREST DAY CARE: ±4.776'**  
FOUNDATIONS OF THE FUTURE  
1500 STANLEY RD  
KENNESAW, GA. 30152

**NEAREST HOSPITAL: ±12.724'**  
CHOA TOWNCENTER  
625 BIG SHANTY RD  
KENNESAW, GA. 30144

**NEAREST PACKAGE STORE: ±8.078'**  
KINGS LIQUOR  
2600 N. COBB PKWY  
KENNESAW, GA. 30152

**GOV'T BUILDING: ±3.313'**  
COBB POLICE PRECINCT #1  
2380 N.COBB PKWY  
KENNESAW, GA. 30152

**NEAREST ALCOHOL TREATMENT: ±12.144'**  
GEORGIA RECOVERY CNTR  
1449 FIELD PARK CIR  
MARIETTA, GA. 30066

ALL MEASUREMENTS DETERMINED FROM FRONT DOOR OF PROPOSED LICENSE PREMISES TO THE FRONT DOOR OF THE  
AFOREMENTIONED SITES ALONG A STRAIGHT LINE.

THIS DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY  
NAMED HEREON FOR ALCOHOL PERMIT OR LICENSE APPLICATION PURPOSES ONLY AND DOES  
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NAMING SAID PERSON.

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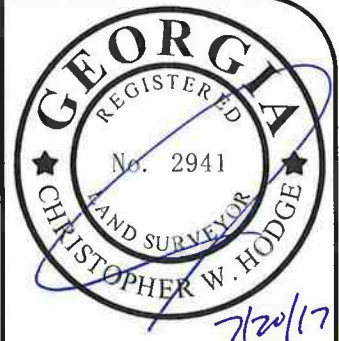
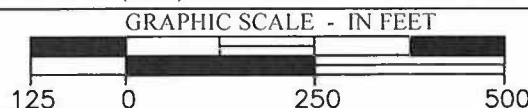
**BOUNDARY**  
**zone, inc.** LAND SURVEYING SERVICES

WWW.BOUNDARYZONE.COM  
(770) 271-5772 / (919) 363-9226

4195 SOUTH LEE STREET  
SUITE 1,  
BUFORD, GA 30518

235 PEACHTREE STREET NE  
SUITE 400,  
ATLANTA, GA 30303

2205-C CANDUN DRIVE  
APEX, NC 27523



FOR THE FIRM  
BOUNDARY ZONE, INC.  
NOT VALID WITHOUT  
ORIGINAL SIGNATURE

PROJECT  
1864701

SHEET  
1 OF 1

# CERTIFICATE OF ATTENDANCE

This certificate is awarded to

*Fajita Parki  
Sundee Food Mart*



**EVINDI**

**INCORPORATED**

For satisfactory completion of Evindi, Inc.'s

Responsible Alcohol Sales & Service Workshop (3 hrs.)

Michele L. Stumpe, President of Evindi, Inc.

*4-5-17*

Date

This workshop has been approved to satisfy the following alcohol ordinance requirements:  
Cobb County; City of Kennesaw; City of Roswell; Cherokee County; City of Powder Springs;  
Douglas County; City of Holly Springs; City of Sandy Springs; City of Johns Creek; Forsyth  
County; City of Smyrna, Fayette County Rockdale County and Spalding County

Certificate to be posted in conspicuous location at licensed premises.



GEORGIA  
CORPORATIONS  
DIVISION

GEORGIA SECRETARY OF STATE  
**BRAD  
RAFFENSPERGER**

[HOME \(/\)](#)

## BUSINESS SEARCH

### BUSINESS INFORMATION

Business Name:	<b>Albert Foodmart Inc.</b>	Control Number:	<b>19127068</b>
Business Type:	<b>Domestic Profit Corporation</b>	Business Status:	<b>Active/Compliance</b>
NAICS Code:	<b>Any legal purpose</b>	NAICS Sub Code:	
Principal Office Address:	<b>1513 Pine Mountain Drive, Marietta, GA, 30066, USA</b>	Date of Formation / Registration Date:	<b>9/19/2019</b>
State of Formation:	<b>Georgia</b>	Last Annual Registration Year:	<b>NONE</b>

### REGISTERED AGENT INFORMATION

Registered Agent Name:	<b>Raju Karki</b>
Physical Address:	<b>2232 Orchard Park Circle, Kennesaw, GA, 30152, USA</b>
County:	<b>Cobb</b>

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)



**Regular Meeting Agenda  
1/6/2020 6:30 PM  
Council Chambers**

---

<b>Title of Item:</b>	City Manager's reports, discussions and updates.
<b>Agenda Comments:</b>	
<b>Funding Line(s)</b>	

---



**Regular Meeting Agenda**  
**1/6/2020 6:30 PM**  
**Council Chambers**

---

<b>Title of Item:</b>	At the first Mayor and City Council meeting of the year, the City Council elects a new Mayor Protem to serve for the calendar year in accordance with Section 2.07 of the City Charter. The Mayor Protem shall perform the duties of the Mayor during his or her absence from the City or his or her medically diagnosed disability.
<b>Agenda Comments:</b>	
<b>Funding Line(s)</b>	

---





**Regular Meeting Agenda  
1/6/2020 6:30 PM  
Council Chambers**

---

<b>Title of Item:</b>	Appointment of alternate check signer and approval of RESOLUTION to designate alternate check signer for 2020. On the occasions the Mayor and Mayor Protem are unavailable to sign checks, an alternate check signer is necessary in accordance with in accordance with Code Section 2-154.
<b>Agenda Comments:</b>	
<b>Funding Line(s)</b>	

---

**ATTACHMENTS:**

Description  
Resolution

Upload Date    Type  
12/17/2019    Resolution

**CITY OF KENNESAW  
GEORGIA**

**RESOLUTION NO. 2020-\_\_\_\_, 2020**

**RESOLUTION DESIGNATING AN ALTERNATE CHECK SIGNER**

**BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS:**

**WHEREAS**, pursuant to Section 2-154 of the Code of Ordinances of the City of Kennesaw only certain people are authorized to sign and execute official documents for the City, including but not limited to checks, drafts and money orders; and

**WHEREAS**, documents of the City requiring execution, including but not limited to checks, drafts and money orders shall bear signatures of the Mayor, or in his absence, the Mayor Protem, or an alternate designated by the Mayor and Council; and

**WHEREAS**, on January 6, 2020 members of the elected body of the City of Kennesaw selected an alternate Council designated signer.

**NOW THEREFORE, BE IT RESOLVED**, the 2020 alternate signer for the City of Kennesaw shall be **Councilmember \_\_\_\_\_** who is authorized to execute documents including but not limited to checks, drafts and money orders for said City.

PASSED AND ADOPTED by the Kennesaw City Council on this \_\_\_\_ day of January, 2020.

ATTEST:

CITY OF KENNESAW:

\_\_\_\_\_  
Debra Taylor, City Clerk

\_\_\_\_\_  
Derek Easterling, Mayor



**Regular Meeting Agenda  
1/6/2020 6:30 PM  
Council Chambers**

<b>Title of Item:</b>	Approval of RESOLUTION authorizing signatures for the City of Kennesaw and to transmit document to the bank for 2020 new signature cards.
<b>Agenda Comments:</b>	Section 2-154 of the Code of Ordinances states documents of the City requiring execution, including but not limited to checks, drafts and money orders shall bear signatures of the Mayor, or in his absence, the Mayor Protem, or an alternate designated by the Mayor and Council. When required, the second signature shall be that of the City Clerk, or in his/her absence, the Deputy City Clerk, or the City Manager. This Resolution is for approval of that list of designated people authorized to sign documents as appointed tonight and authorization to submit the information to the bank for new signature cards.
<b>Funding Line(s)</b>	

**ATTACHMENTS:**

Description	Upload Date	Type
Resolution	12/17/2019	Resolution

**CITY OF KENNESAW  
GEORGIA**

**RESOLUTION NO. 2020-\_\_\_\_, 2020**

**RESOLUTION AUTHORIZING SIGNATURES FOR THE CITY OF KENNESAW AND  
TO TRANSMIT DOCUMENT TO THE BANK FOR NEW SIGNATURE CARDS**

**BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW,  
COBB COUNTY, GEORGIA, AS FOLLOWS:**

**WHEREAS**, pursuant to Section 2-154 of the Code of Ordinances of the City of Kennesaw only select people are authorized to sign and execute official documents for the City, including but not limited to checks, drafts and money orders; and

**WHEREAS**, on January 6, 2020 members of the elected body of the City of Kennesaw selected a new Mayor Protem and authorized an alternate Council designated signer.

**NOW THEREFORE, BE IT RESOLVED**, that the following officers and staff of the City of Kennesaw shall be authorized to execute documents including but not limited to checks, drafts and money orders for said City.

Derek Easterling, Mayor  
\_\_\_\_\_, Mayor Protem  
\_\_\_\_\_, Council designated authorized signature  
Debra Taylor, City Clerk  
Lea Addington, Deputy City Clerk  
Jeff Drobney, City Manager

PASSED AND ADOPTED by the Kennesaw City Council on this \_\_\_\_ day of January, 2020.

ATTEST:

CITY OF KENNESAW:

\_\_\_\_\_  
Debra Taylor, City Clerk

\_\_\_\_\_  
Derek Easterling, Mayor



**Regular Meeting Agenda  
1/6/2020 6:30 PM  
Council Chambers**

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<b>Title of Item:</b>	Approval for Mayor Easterling to sign Lobbyist Registration letter authorizing Fred Bentley, Jr. and Randall Bentley to lobby on behalf of the City. Authorization is required under State law to register lobbyists. City Clerk recommends approval of the above mentioned attorneys from Bentley, Bentley and Bentley Law Firm as the 2020 lobbyists for the City and to authorize the Mayor to sign the registration letter.
<b>Agenda Comments:</b>	
<b>Funding Line(s)</b>	

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**ATTACHMENTS:**

Description	Upload Date	Type
Lobbyist Forms	12/17/2019	Backup Material

**BENTLEY, BENTLEY & BENTLEY**

*Attorneys at Law*

241 WASHINGTON AVENUE  
MARIETTA, GEORGIA 30060  
(770) 422-2300  
[THEBENTLEYFIRM.COM](http://THEBENTLEYFIRM.COM)

FRED D. BENTLEY, SR.  
FRED D. BENTLEY, JR.\*  
R. RANDALL BENTLEY, SR.

ESTABLISHED 1948

FACSIMILE No.:  
(770) 424-5820

\*ADMITTED TO PRACTICE IN  
LOUISIANA AND TEXAS

OF COUNSEL

SAM P. HENSLEY, JR.  
JAMIE S. WINGLER  
LAUREN L. MCKENZIE  
STAN D. BABB  
COLEEN D. HOSACK  
LINDA W. BRUNT  
J. MATTHEW BENTLEY

December 9, 2019

Sent Via-Email, [dctaylor@kennesaw-ga.gov](mailto:dctaylor@kennesaw-ga.gov)

Mayor Derek Easterling  
City of Kennesaw  
2529 J.O. Stephenson Ave.  
Kennesaw, GA 30144

RE: 2020 Legislative Session

Dear Mayor Easterling:

This will serve to outline the firm's proposal for lobbying services for the 2020 legislative term. We understand that the City desires to utilize the firm on an as needed basis for specific issues. In this regard, we encourage you to approve the list of names in advance so that we can effectively and expeditiously address any specific legislative needs. As you are aware, the legislature often moves matters very quickly and it is critical to mount an effort over a limited time period. In the past, we have monitored legislation and provided bills for input through the City Manager's office. We strongly urge you to continue to carefully review proposed legislation and timely given the uncertainty of the comment State budget.

We would also propose that we prepare and shepherd the annual clean up annexation bill so that the City remains protected from any legal challenges involving the City boundaries. We, of course, will be happy to involve whomever the City Council and Mayor designates in this process to ensure continuity is achieved.

We trust this arrangement will provide the City the flexibility to ensure that its interests are adequately protected during this session.

Thank you and I look forward to working with the City of Kennesaw.

Sincerely,



R. Randall Bentley, Sr.

RRBSr/

Names of Lobbyists for City of Kennesaw

Fred D. Bentley, Jr.  
R. Randall Bentley, Sr.

Authorized by :

City of Kennesaw

---

Derek Easterling, Mayor

Attest:

---

Debra Taylor, City Clerk

# Lobbyist Registration Application

## Georgia Government Transparency and Campaign Finance Commission

200 Piedmont Avenue SE, Suite 1416 West Tower | Atlanta, GA 30334  
404-463-1980 | www.ethics.ga.gov

AS OF 2018

Lobbyists must pay a \$20 badge fee and a \$10 supplemental registration fee for each additional group.

Registration Year

2020

Type of Registration

☒ ORIGINAL

☐ AMENDMENT

(IF AMENDMENT DESCRIBE )

### Lobbyist Identification

Name (Last)  
Bentley, Jr

(First)  
Fred

(Middle)  
D

First Name for badge:  
Fred

Email Address (Optional):  
fred\_b@bellsouth.net

Mailing Address (street)  
241 Washington Avenue

(Suite)

City  
Marietta

State  
GA

Zip  
30060

Contact Phone  
770-422-2300

Are you an employee of a City or County:

☐ Yes

☒ No

### Lobbying on Behalf Of

Name  
City of Kennesaw

Mailing Address (street)  
2529 J.O. Stephenson Avenue

(Suite)

City  
Kennesaw

State  
GA

Zip  
30144

Phone  
770-424-8274

Type of Lobbying (Check all that apply):

☐ State

☐ State Agency

☒ Local (City/County)

☐ Vendor

☐ State Transportation Board

Has the above individual or entity agreed to pay the Lobbyist an amount exceeding \$10,000.00 in a calendar year for lobbying activities?

☐ Yes

☒ No

General Business or Purpose of Party Lobbied For: Municipal Interests

Name of state agency or agencies which applicant will lobby: N/A

If applicant represents a **membership group** other than an agency or Corporation state the approximate **number of members**:

N/A

Do you serve as a Lobbyist for more than one organization?

☒ Yes

☐ No



# Lobbyist Registration Application

## Georgia Government Transparency and Campaign Finance Commission

200 Piedmont Avenue, Suite 1416 West Tower | Atlanta, GA 30334  
404-463-1980 | [www.ethics.ga.gov](http://www.ethics.ga.gov)

### Lobbyist Verification

State of Georgia County of Cobb

**Verification of Moral Turpitude\*:** I, the undersigned lobbyist, verify that I have not been convicted of a felony involving moral turpitude in the courts of Georgia or an offense that, had it occurred in Georgia, would constitute a felony involving moral turpitude under the laws of Georgia.

**Verification of Sexual Harassment Policy:** I, the undersigned lobbyist, verify that I have received the Georgia General Assembly Employee Sexual Harassment Policy as set forth in the Georgia General Assembly Handbook, have read and understand the policy, and agree to abide by the policy.

**Verification of Oath of Affirmation:** I, the undersigned lobbyist, do hereby swear or affirm that the information in this application is complete, true, and correct to the best of my knowledge and belief, and that I am in full compliance with the Ethics in Government Act\*\*. I affirm that any lobbyist report I submit electronically in the future shall be complete, true, and correct to the best of my knowledge and belief.

SIGNATURE OF LOBBYIST

NOTARY PUBLIC (Signature)

NOTARY PUBLIC (Print Name)

My Commission Expires

This document was sworn to or affirmed and subscribed before me on: 12/9/2019

*[Handwritten Signature]*  
*[Handwritten Signature]*  
Jessica L. Nelson

Jessica L. Nelson  
NOTARY PUBLIC  
Cherokee County, GEORGIA  
My Commission Expires 05/21/2022

### Authorization

I hereby authorize the applicant named above to lobby on behalf of the undersigned

ORGANIZATION:

City of Kennesaw

PERSON AUTHORIZING LOBBYIST AND TITLE:

Derek Easterling, Mayor

SIGNATURE OF PERSON AUTHORIZING LOBBYIST:

\*If the applicant has been convicted, the application must attach a statement identifying such conviction, the date thereof, a copy of person's sentence, and a statement that more than ten years has elapsed since the completion of the applicant's sentence.

\*\* O.C.G.A. § 21-5-75 (a) Every constitutional officer; every elected state official; the executive head of every state department or agency, whether elected or appointed; each member of the General Assembly; and the executive director of each state board, commission, council, or authority shall be prohibited from registering as a lobbyist or engaging in lobbying under this article for a period of one year after terminating such employment or leaving such office.

# Lobbyist Registration Application

## Georgia Government Transparency and Campaign Finance Commission

200 Piedmont Avenue SE, Suite 1416 West Tower | Atlanta, GA 30334  
404-463-1980 | www.ethics.ga.gov

AS OF 2018

**Lobbyists must pay a \$20 badge fee and a \$10 supplemental registration fee for each additional group.**

Registration Year

2020

Type of Registration

☒ ORIGINAL

☐ AMENDMENT

(IF AMENDMENT DESCRIBE )

### Lobbyist Identification

Name (Last)

Bentley, Sr.

(First)

Robert

(Middle)

Randall

First Name for badge:

Randall

Email Address (Optional):

Randall@thebentleyfirm.com

Mailing Address (street)

241 Washington Avenue

(Suite)

City

Marietta

State

Georgia

Zip

30060

Contact Phone

770-422-4200

Are you an employee of a City or County:

☐ Yes

☒ No

### Lobbying on Behalf Of

Name

City of Kennesaw

Mailing Address (street)

2529 J.O. Stephenson Avenue

(Suite)

City

Kennesaw

State

Georgia

Zip

30144

Phone

7700424-8274

Type of Lobbying (Check all that apply):

☐ State

☐ State Agency

☒ Local (City/County)

☐ Vendor

☐ State Transportation Board

Has the above individual or entity agreed to pay the Lobbyist an amount exceeding \$10,000.00 in a calendar year for lobbying activities?

☐ Yes

☒ No

General Business or Purpose of Party Lobbied For: Municipal needs

Name of state agency or agencies which applicant will lobby:

If applicant represents a **membership group** other than an agency or Corporation state the approximate **number of members**:

N/A

Do you serve as a Lobbyist for more than one organization?

☐ Yes

☒ No

# Lobbyist Registration Application

## Georgia Government Transparency and Campaign Finance Commission

200 Piedmont Avenue, Suite 1416 West Tower | Atlanta, GA 30334

404-463-1980 | [www.ethics.ga.gov](http://www.ethics.ga.gov)

### Lobbyist Verification

State of Georgia County of Cobb

**Verification of Moral Turpitude\*:** I, the undersigned lobbyist, verify that I have not been convicted of a felony involving moral turpitude in the courts of Georgia or an offense that, had it occurred in Georgia, would constitute a felony involving moral turpitude under the laws of Georgia.

**Verification of Sexual Harassment Policy:** I, the undersigned lobbyist, verify that I have received the Georgia General Assembly Employee Sexual Harassment Policy as set forth in the Georgia General Assembly Handbook, have read and understand the policy, and agree to abide by the policy.

**Verification of Oath of Affirmation:** I, the undersigned lobbyist, do hereby swear or affirm that the information in this application is complete, true, and correct to the best of my knowledge and belief, and that I am in full compliance with the Ethics in Government Act\*\*. I affirm that any lobbyist report I submit electronically in the future shall be complete, true, and correct to the best of my knowledge and belief.

SIGNATURE OF LOBBYIST

NOTARY PUBLIC (Signature)

NOTARY PUBLIC (Print Name)

My Commission Expires

Jessica L Nelson  
NOTARY PUBLIC  
Cherokee County, GEORGIA  
My Commission Expires 05/21/2022

This document was sworn to or affirmed and subscribed before me on: 12/9/2019

### Authorization

I hereby authorize the applicant named above to lobby on behalf of the undersigned

ORGANIZATION:

PERSON AUTHORIZING LOBBYIST AND TITLE:

SIGNATURE OF PERSON AUTHORIZING LOBBYIST:

\*If the applicant has been convicted, the application must attach a statement identifying such conviction, the date thereof, a copy of person's sentence, and a statement that more than ten years has elapsed since the completion of the applicant's sentence.

\*\* O.C.G.A. § 21-5-75 (a) Every constitutional officer; every elected state official; the executive head of every state department or agency, whether elected or appointed; each member of the General Assembly; and the executive director of each state board, commission, council, or authority shall be prohibited from registering as a lobbyist or engaging in lobbying under this article for a period of one year after terminating such employment or leaving such office.



**Regular Meeting Agenda  
1/6/2020 6:30 PM  
Council Chambers**

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<b>Title of Item:</b>	Ratify 2020 City Appointments: H. Luke Mayes (Chief Judge/Probable Cause Judge), Charles Chesbro (Associate Judge), Richard Blevins (Associate Judge); Randall Bentley (Solicitor); Croy Engineering (City Engineer); Bentley, Bentley and Bentley (law firm), City Manager and City Clerk.
<b>Agenda Comments:</b>	
<b>Funding Line(s)</b>	

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**Regular Meeting Agenda  
1/6/2020 6:30 PM  
Council Chambers**

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<b>Title of Item:</b>	Mayoral and City Council (re)appointments to Boards and Commissions. This item is for (re)appointments made by the Mayor and/or City Council to any Board, Committee, Authority or Commission requiring an appointment to fill any vacancy, resignation, and to create or dissolve committees, as deemed necessary.
<b>Agenda Comments:</b>	
<b>Funding Line(s)</b>	

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