



# City of Powder Springs

City of Powder Springs  
4426 Marietta Street  
Powder Springs, GA 30127

## Meeting Minutes - Final Council Work Session

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Wednesday, October 12, 2022

5:00 PM

Ford Center Reception Hall  
4181 Atlanta Street, Building 2  
Powder Springs, GA 30127

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### Location Information:

**Onsite: Ford Center Reception Hall, 4181 Atlanta St., Powder Springs, GA 30127**

**Join Zoom Meeting - <https://us06web.zoom.us/j/82572092761>**

**Meeting ID: 825 7209 2761 Dial: 1-929-205-6099**

### Call to Order

The Mayor called the meeting to order at 5:00 pm. All council members were present, Council Member Bordelon. Also present were City Attorney Julie Livingston, City Manager Pam Conner and City Clerk Kelly Axt.

Meeting Facilitated by Rosalyn Nealy, Human Resource Director

Staff in attendance: Bill Tanks, Eric Meyer, Lane Cadwell, Travis Landrum, Dwayne Eberhart, Chris Pike, Travis Sims, Marsellas Williams and Tina Garver

**Present** 5 - Mayor Al Thurman, Mayor Pro Tem - Ward 1 Henry Lust, Council Member - Ward 2 Doris Dawkins, Council Member - Ward 3 Dwayne Green, and Council Member - At Large Post 2 Patricia Wisdom

**Absent** 1 - Council Member - At Large Post 1 Patrick Bordelon

### Mayor's Comments

### Work Session Matters

[RPT 22-109](#) Report - Native Development Logistics Center

City Attorney Julie Livingston provided an overview of the proposed Revenue Bond via the Development Authority of Powder Springs (DAPS) for Native Development Group Logistics Center. Ms. Livingston outline the bond process and timeline to be completed by year end. A letter of support for the bond issuance is required by City Council to proceed. This will be a presented resolution at the 10/17/22 City Council Meeting (RESO 22-163).

[RPT 22-110](#) Report - City Clerk & Administrative Services Departmental Update

Director of Administrative Services and City Clerk Kelly Axt provided an overview of accomplishments and upcoming projects for her team. The functional areas covered were the City Clerks office with highlighted technology initiatives. The Administrative Services department highlighted new staff; IT Projects and Training efforts; a resource guidebook for the community and projects relating to contract management/procurement.

[RPT 22-111](#) Report - Investment Update

Chris Pike, Chief Financial Officer, and Travis Sims, Finance Director, provided a report on the City's new short term, laddered investment program. They stated the program is producing good returns, above the earnings that would have been yielded via GA Fund 1. Administration of the program has not been cumbersome. Mayor and Council stated their pleasure in hearing about the higher return on investment and stated their continued support for the program.

[RPT 22-112](#) Report from Jessica Gill on Habitat for Humanity

Jessica Gill provided an overview of how Habitat for Humanity is working with other local governments on projects or has previously partnered with for builds and repair assistance. Ms. Gill stated that Habitat had identified some potential opportunities in Powder Springs and looks forward to future discussions regarding a partnership with Powder Springs.

[RPT 22-113](#) Report on Homelessness and first responders in Powder Springs

Ex. Director Public Services Equity and Inclusion Bill Tanks and Police Chief Lane Cadwell provided a brief overview of the homelessness in Powder Springs. They shared an initiative idea to provide backpacks, with basic necessities, when interacting with any homeless in our community as a way of deescalating and building trust with the police, while providing needed items. Mayor and Council were able to look at sample backpacks.

[RPT 22-114](#) Report - 278 curb cuts

Tom Gehl, a lobbyist, provided an overview of his experience, access to state leadership and plan of action for engaging political support for 278 curb cuts.

[RES0 22-155](#) A RESOLUTION TRANSMITTING TO THE ATLANTA REGIONAL COMMISSION AND THE DEPARTMENT OF COMMUNITY AFFAIRS THE ANNUAL UPDATE OF THE CAPITAL IMPROVEMENT ELEMENT AND SHORT TERM WORK PROGRAM OF THE COMPREHENSIVE PLAN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Community Development Director Tina Garver provided an overview of the submission of accomplishments for the City's Capital Improvement Element (CIE) and Short Term Work Program (STWP) to the Atlanta Regional Commission (ARC). Ms. Garver noted this is the same process the City submits every year for their Impact Fee Program. The City Council will vote to adopt the City's submission in February, following review by the ARC.

[RES0 22-157](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE 5TH AMENDMENT TO THE ENGINEERING SERVICES AGREEMENT WITH CROY ENGINEERING, LLC IN ORDER TO ATTACH AN UPDATED RATE SHEET APPLICABLE TO VARIOUS DISCIPLINES INVOLVED IN PROVIDING ENGINEERING DESIGN SERVICES FOR STORMWATER REPAIRS AT CERTAIN LOCATIONS WITHIN THE CITY OF POWDER SPRINGS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES,

City Manager Conner stated this action provides a full rate table for three position to the existing contract with CROY Engineering for Stormwater engineering support.

### **Dinner Recess at 6:30 PM**

**A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - At Large Post 2 Wisdom, that this dinner recess was approved. The motion carried by the following vote:**

**Yes:** 4 - Henry Lust, Doris Dawkins, Dwayne Green, and Patricia Wisdom

**Absent:** 1 - Patrick Bordelon

### **Dinner Reconvene at 7 PM**

**A motion was made by Council Member - At Large Post Wisdom, seconded by Council Member - Ward 3 Green, that this dinner reconvene was approved. The motion carried by the following vote:**

**Yes:** 4 - Henry Lust, Doris Dawkins, Dwayne Green, and Patricia Wisdom

**Absent:** 1 - Patrick Bordelon

[RES0 22-158](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH GEORGIA POWER TO RETROFIT INDOOR LIGHTING WITHIN CITY OF POWDER SPRINGS FACILITIES LOCATED AT THE FORD CENTER CAMPUS AND POLICE DEPARTMENT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

Executive Director, Development & Infrastructure Eric Meyer provided an overview of this request for retrofitting indoor LED lighting for the Ford Center campus buildings and the Ford Center through a GA Power Incentive program.

[RES0 22-159](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH CSC DESIGN, INC. IN THE AMOUNT OF \$5,600 TO PREPARE DESIGN AND ARCHITECTURAL SPECIFICATIONS FOR CERTAIN IMPROVEMENTS WITHIN CITY FACILITIES; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Executive Director, Development & Infrastructure Eric Meyer provided an overview of this request for architectural and design services to get the men's bathroom at Public Works ADA compliant. This project will be funded with CDBG funds.

[RES0 22-160](#) A RESOLUTION AUTHORIZING THE ACQUISITION OF RIGHT OF WAY NEEDED TO COMPLETE THE ACCESS ROAD PARALLEL TO POWDER SPRINGS ROAD FROM FOREST HILL TO THE RESIDENTIAL DEVELOPMENT AT CREEKWOOD FOR AN AMOUNT OF \$90,200; AUTHORIZING THE USE OF CONDEMNATION TO ACQUIRE THE RIGHT OF WAY, IF NEEDED; AUTHORIZING THE MAYOR TO EXECUTE DEEDS OR OTHER DOCUMENTS NEEDED TO COMPLETE ACQUISITION, CLOSING AND CONVEYANCE TRANSACTIONS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Manager Pam Conner and Chad Kastner with CROY Engineering provided an update on Right of Way acquisitions for the Powder Springs Road and Forrest Hill Road intersection project. Mayor and Council requested a budget update on this project, specifically the right of way acquisitions.

[RES0 22-161](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE AGREEMENT WITH BOLDPLANNING, INC. TO PROVIDE ADDITIONAL TRAINING FOR A SUM OF \$3,281.50; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Manager Conner provided an overview of the request stating that after initial approved training, there is a need to add hours to cover new annexes and support of Master Tables.

[RES0 22-164](#) A RESOLUTION APPOINTING MARCEL KENNEDY AND RAJA ANTONE TO THE DEVELOPMENT AUTHORITY OF POWDER SPRINGS; APPOINTING KELLY FISK AND TAYLOR RUFUS TO THE PLANNING AND ZONING COMMISSION; APPOINTING DAREN PATRICK TO THE CULTURAL AFFAIRS AND ARTS COMMISSION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City ARPA Program Manager Wayne Wright introduced Kevin Lyon from Flashvote to provide an overview of how their survey product can yield more directed results for City Surveys, beginning with an ARPA related survey, and the analytics available. This tool would also be available for city wide and employee surveys.

[RPT 22-115](#) Report - Board and Commission Appointments

City Manager Pam Conner provided a report on vacancies, and the interview process with elected officials and staff to fill the City's board and commissions open positions. This includes new proposed appointees and repositioning of existing board and commission members. Recommendations for appointment will be made at the October 17, 2022 City Council meeting (RESO 22-164).

**Executive Session called for the purpose of Real Estate Matters**

**A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - Ward 2 Dawkins, that this Executive Session for Real Estate matters was approved. The motion carried by the following vote:**

**Yes:** 4 - Henry Lust, Doris Dawkins, Dwayne Green, and Patricia Wisdom

**Absent:** 1 - Patrick Bordelon

**Executive Session Recess for the purpose of Real Estate Matters**

**A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - Ward 2 Dawkins, that this recess from Executive Session for real estate matters was approved. The motion carried by the following vote:**

**Yes:** 4 - Henry Lust, Doris Dawkins, Dwayne Green, and Patricia Wisdom

**Absent:** 1 - Patrick Bordelon

**City Manager and Council Reports**

City Manager Conner requested feedback from Mayor and Council, by 10/21/22, for the City's Volunteer/Citizen of the Year as the recognition will be in November this year.

Mayor Thurman thanked Ms. Nealy for her exceptional leading of the Work Session. He also announced that he would be attending the Cobb Chamber Fly-In in San Diego and would miss the City Council meeting 10/17/22.

No other reports given.

**Recess to Next Scheduled City Council Meeting at 6:30 PM on October 17, 2022**

**A motion was made by Council Member - Ward 2 Dawkins, seconded by Mayor Pro Tem - Ward 1 Lust, that this recess to 6:30 PM on 10/17/22 was approved. The motion carried by the following vote:**

**Yes:** 4 - Henry Lust, Doris Dawkins, Dwayne Green, and Patricia Wisdom

**Absent:** 1 - Patrick Bordelon