

RESOLUTION 2023 - 021

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE CERTAIN AGREEMENTS FOR CERTAIN PROFESSIONAL SERVICES RELATING TO THE MORATORIUM PREVIOUSLY ESTABLISHED BY THE CITY OF POWDER SPRINGS FOR AN INITIAL SUM OF \$41,600; AUTHORIZING THE FINANCE DIRECTOR TO PREPARE NECESSARY BUDGET AMENDMENTS FOR THE TRANSER AND ALLOCATION OF FUNDS TO PAY FOR SAID PROFESSIONAL SERVICES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS the City of Powder Springs (“the City”) previously imposed a moratorium to allow for the planning, zoning and growth management review of various codes and plans in order to further the health, safety, peace and general welfare of the City; and

WHEREAS the moratorium was imposed on the acceptance of applications for new residential rezonings until the City completes its review and updates to its Code, UDC and Comprehensive plan or for one hundred eighty (180) days, whichever occurs first, unless extended by resolution of the Mayor and Council.

WHEREAS the City has initiated its base condition and build-out analysis and has determined that certain initial studies and evaluations are required in order to continue land use regulations in the most predictable fashion with the least amount of disturbance to landowners and citizens;

WHEREAS the firm MarketNSight will conduct a comprehensive market assessment of housing, including a feasibility analysis of product type, project pricing and absorption and a recommended or desired product mix and housing balance for a fee of \$3,600; and

WHEREAS the firm KB Advisory will analyze market and fiscal considerations of the demand and rate of residential development and update the build-out analysis to structure it in a manner that will enable the City to quantify the effects of possible zoning changes on the City’s future build out, to determine where and how many additional units could be physically accommodated, to track changes in tax digest and values and to assess city revenue and service cost impacts associated with development scenarios for a fee of \$13,500; and

WHEREAS the firm Jerry Weitz and Associates will review the City’s current impact fee program to assess the need for and prepare any recommended program changes for a fee of \$4,500; and

WHEREAS the firm TSW Planning Services, Inc (“TSW”) will evaluate the zoning code, Comprehensive Plan and Livable Centers Initiative Plan and develop appropriate amendments or updates that establish design and development guidelines that helps achieve a sense of community and values local history based on architectural, signage, streetscape and landscape patterns for a fee of \$20,000; and

WHEREAS the City has not yet received a complete proposal to assess the commercially zoned properties, in particular developments with undeveloped mixed use zoning, to evaluate the likelihood and feasibility of commercial development, the likely absorption rate of commercial development, determine what commercial properties should remain commercial, and how to catalyze priority commercial areas and said analyses are expected to be conducted as a second or additional phase of study

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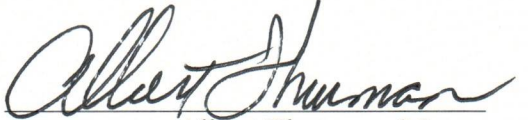
in a subsequent authorization; and

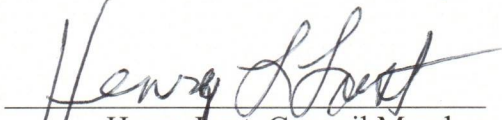
WHEREAS the City has not yet received the proposal to conduct an annexation cost-benefit analysis for expansion scenarios or a city service expansion cost analysis and said analyses are expected to be conducted as a second or additional phase of study in a subsequent authorization; and

WHEREAS the City has a strong interest in facilitating growth and development for long-term sustainability and diversification of the tax base to promote managed growth and its goals of health, safety, morals, aesthetics and the general welfare of the community and therefore desires to proceed with the above-described studies; and

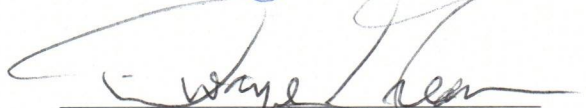
BE IT RESOLVED by the Mayor and Council for the City of Powder Springs that it approves and authorizes the Mayor to execute agreements with MarketNSight for a fee of \$3,600; with Weitz & Associates for a fee of \$4,500; with TSW for a fee of \$20,000; with KB Advisory for a fee of \$13,500 using the impact fee administrative funds of \$24,000 and contingency funds for the remaining amounts, with all agreements subject to review by the City Attorney. This Resolution shall become effective immediately upon adoption.

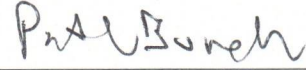
SO RESOLVED this 17th day of January 2023.

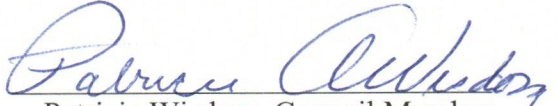

Albert Thurman, Mayor


Henry Lust, Council Member

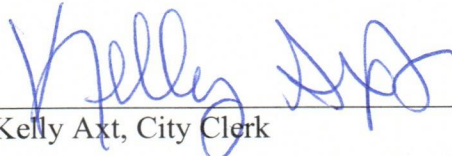

Doris Dawkins, Council Member


Dwayne Green, Council Member


Patrick Bordelon, Council Member


Patricia Wisdom, Council Member

Attest:


Kelly Axt, City Clerk