



# City of Powder Springs

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

## Meeting Minutes - Final Council Work Session

*Mayor  
Albert Thurman*

*Council Members:  
Henry Lust, Doris Dawkins, Dwayne Green, Dwight McMurtry, Patricia  
Wisdom*

Wednesday, June 12, 2024

5:00 PM

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

### Location Information:

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

**Join Zoom Meeting - <https://us06web.zoom.us/j/82509096938>  
Meeting ID: 825 0909 6938 Dial: 1-929-205-6099**

### Call to Order

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

Also attending: Sam Heaton, Wayne Wright, Lane Cadwell  
VIA ZOOM: Tina Garver, Shaun Myers, Travis Landrum

**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 1 Dwight McMurtry

**Remote** 1 - Council Member - At Large Post 2 Patricia Wisdom

### Mayor's Comments

### Work Session Matters

[RPT 24-042](#) Report - Presentation by Proposed Charter School

**Attachments:** [Powder Springs City Council Charter School Redacted](#)

Ms. Danzella Watts of Thornhill Preparatory Academy provided an overview of the proposed charter school they would like to bring to South Cobb. They would like to be operational for the 26-27 school year. Thornhill Preparatory Academy is a non-profit and is working their way through charter school process through Cobb

County BOE and, if needed, through the state of Georgia.

[RPT 24-046](#) Report - project/program updates

Kirby Glaze with 4PM, Project Managers for the Municipal Complex, provide an update on the progress; additional cost that will be addressed through contingencies (\$182K) includes an ADA ramp to the dais (\$50K); and statement that the project remains on schedule for February 2025.

[RES0 24-088](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR USE BY PUBLIC SAFETY TWELVE FLOCK CAMERAS AND CAMERA SYSTEM FOR FIVE ONE-YEAR TERMS FOR AN ANNUAL AMOUNT OF \$30,000 PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Attachments:** [GA - Powder Springs PD - Law Enforcement Agreement - Redacted](#)  
[RESOLUTION 2024 - 088 Flock Camera contract consolidation](#)

Chief Cadwell stated this is a new agreement to administrative issues with billing. Extends the contract at the same rate for the City's 12 cameras for four years.

[ORD 24-004](#) AN ORDINANCE TO ANNEX CERTAIN PROPERTY FROM THE UNINCORPORATED AREAS OF COBB COUNTY TO THE CORPORATE LIMITS OF THE CITY OF POWDER SPRINGS; REPEALING CONFLICTING ORDINANCES; ESTABLISHING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

First reading: 2/19/2024; Second Reading: 3/4/2024

**Attachments:** [ORDINANCE 2024 - 004 Annexation Barrett William Brown](#)  
[Brown. Annexation Application Redacted](#)  
[Brown. Attachments Redacted](#)  
[Exhibit A. Legal Description](#)  
[FINAL SIGNED Non-Objection ANN-3-2024 Barrett Pky and Laura Brown Rd Redacted](#)

ORD 24-004, PZ 24-005, ORD 24-006, PZ 24-007 all presented by Parks Huff, attorney for the applicant William Brown, with an initial overview by Tina Garver. The VIDA project on the east side of Barrett Parkway is the only being developed at this time.

Final designs are still pending for the Macedonia site that will be developed. Mr. Huff stated they have been working with City staff and TSW to get final designs.

Discussion about the commercial space, its square footage and construction to cold dark shell were led by Mr. Huff.

Mr. Huff reviewed the amenities; an alternate work force housing option and the donation of a small parcel back to the city.

Ms. Garver stated for both annexations/projects the staff recommend approval with conditions. Ms.Garver reviewed the conditions.

Mayor and council stated the townhouses still needed design improvements.

[PZ 24-005](#)

Rezoning Request for an approximate 13.64-Acre Tract from R-20 and CRC (County) to CRC (City). The property is located at 6652 Ernest Barrett Pkwy with land lots 765 and 790, 19th District, 2nd Section, Cobb County, Georgia. PIN: 19079000010. Applicant: William D. Brown.

Attachments: [Brown. Rezoning Application Redacted](#)

[Brown. Attachments Redacted](#)

[FINAL SIGNED Non-Objection ANN-3-2024 Barrett Pky and Laura Brown Rd Redacted](#)

[Executed Tabled to 04-01-2024 Motion PZ 24-005](#)

[Signed Tabled Motion to 04-15-24](#)

[Tabled PZ 24-005 to May 20th](#)

[Signed Tabled Motion PZ 2024-005 to June 17, 2024](#)

ORD 24-004, PZ 24-005, ORD 24-006, PZ 24-007 all presented by Parks Huff, attorney for the applicant William Brown, with an initial overview by Tina Garver. The VIDA project on the east side of Barrett Parkway is the only being developed at this time.

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[ORD 24  
-006](#)

AN ORDINANCE TO ANNEX CERTAIN PROPERTY FROM THE UNINCORPORATED AREAS OF COBB COUNTY TO THE CORPORATE LIMITS OF THE CITY OF POWDER SPRINGS; REPEALING CONFLICTING ORDINANCES; ESTABLISHING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

First reading: 2/19/2024; Second Reading: 3/4/2024

Attachments: [ORDINANCE 2024 - 006 Annexation Barrett Vida](#)

[Vida. Annexation Application Redacted](#)

[Vida. Attachments](#)

[Exhibit A. Legal Discription](#)

[FINAL SIGNED ANN-4 Notice of Non-Objection Barrett Pky N of](#)

[Powder Springs\\_02Redacted](#)

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Mayor and council stated the townhouses still needed design improvements.

[PZ 24-007](#) Rezoning Request for an approximate 16.57-Acre Tract from R-20 to MXU (City). The property is located at east side of Ernest Barrett Pkwy within Land Lots 765, 19th District, 2nd Section, Cobb County, Georgia. PIN: 1907900010 (portion). Applicant: Vida Companies, LLC.

**Attachments:** [Townhome Concepts 6.10.24 Redacted](#)  
[Revised Colored Site Plan 1 3.26.24 Redacted](#)  
[Revised Technical Site Plan. 2024-06-11](#)  
[Property Dedication to city. 2024-06-10 - Exhibit to COPS Redacted](#)  
[Powder Springs - Project Examples](#)  
[Vida. Rezoning Application Redacted](#)  
[Vida. Attachments](#)  
[FINAL SIGNED ANN-4 Notice of Non-Objection Barrett Pky N of Powder Springs 02 Redacted](#)  
[Executed Tabled to 04-01-2024 Motion PZ 24-007](#)  
[Gallery Residential 03.13.2024](#)  
[Signed PZ 24-007 Tabled Motion to 04-15-24](#)  
[Tabled PZ 24-007 to May 20th](#)  
[Signed Tabled Motion PZ 2024-007 to June 17, 2024](#)

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Mayor and council stated the townhouses still needed design improvements.

[ORD 24-013](#) AN ORDINANCE TO ADOPT THE BUDGET FOR FISCAL YEARS 2025-26; TO ESTABLISH AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

1st Reading - 6/3/24 2nd Reading and Public Hearing - 6/17/24

**Attachments:** [ORDINANCE 2024 - 013 Budget Adoption for FY 2025-26](#)  
[FY25-26 draft budget ORD 24-013.pdf](#)  
[FY25-26 draft budget presentation](#)

City Manager Conner provided a brief report on the proposed FY25 budget stating the full presentation will be done at the Public Hearing on Monday, 6/17. She noted additional revenue from Truist Bank interest was added.

[RES0 24-054](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH HEATH-LINEBACK FOR AN AMOUNT OF \$ TO DESIGN AND ENGINEER THE SILVER COMET TRAIL CONNECTOR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Manager Conner and Community Development Director Garver provided an overview off this project's grant funding requirements; the possible impact of SDS negotiations; and the next steps in the process as this authorizes scope and concept only. This is a pay/reimburse80/20 grant.

[RES0 24-083](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN APPLICATION AGREEMENT WITH UTILITIES PROTECTION CENTER, LLC D/B/A GEORGIA 811 APPLYING FOR MEMBERSHIP WITH GEORGIA 811 FOR AN INITIAL APPLICATION FEE OF \$200 AND \$1.42 PER TICKET AND THEREAFTER AN ANNUAL LIMITED MEMBERSHIP FEE OF \$25; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Attachments:** [GA811 Membership Application](#)  
[2024 Billing Explanation](#)  
[DOC060624-06062024144913](#)  
[RESOLUTION 2024 - 083 Georgia 811 Membership](#)

[RES0 24-084](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE AGREEMENT WITH S.H. CREEL CONTRACTING TO INSTALL CONNECTIONS TO PARK FEATURES ON THE SILVER COMET TRAIL FOR AN AMOUNT OF \$14,850; PROVIDING

FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [SHCreel Proposal Climbing Structure Arched Path 05.31.2024](#)

[RESOLUTION 2024 - 084 Creel contract amendment Dillard climbing structure](#)

City Manager Conner noted the handrail amendment and these are Impact Fees, not SPLOST funding.

[RES0 24-086](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH R&B DEVELOPER, INC. FOR AN AMOUNT OF \$645,580.80 TO COMPLETE INTERSECTION IMPROVEMENTS AT MACEDONIA ROAD AND NEW MACLAND ROAD UNDER THE SPECIAL PURPOSE LOCAL OPTION SALES TAX PROGRAM; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [New Macland at Macedonia Project Recommendation of Award](#)

[RESOLUTION 2024 - 086 New Macland Macedonia intersection improvements](#)

City Manager Conner provide an overview of the project; the cost increases from inflation from original budgeted numbers; SPLOST revenue collections being higher but project costs also increasing offsetting potential additional collection dollars for projects. She stated programmed 2022 SPLOST projects will be tight and possible use of SPLOST funds for grant matches could reduce available SPLOST funding if SDS sanctions are in place impacting the City's eligibility for reimbursement of grants.

Mayor and Council specifically requested the drainage issues at this intersection be addressed.

[RES0 24-087](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A DEDUCTIVE CHANGE ORDER WITH DAF CONCRETE, INC. TO CLOSE OUT THE DILLARD STREET TRAILHEAD AND PINEVIEW TRAIL AND ROAD IMPROVEMENT PROJECT FOR AN AMOUNT OF \$290,154.70; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

Attachments: [Change Order 1 Final - DAF Concrete Redacted](#)

[RESOLUTION 2024 - 087 Dillard Pineview DAF deductive change order](#)

City Manager Conner stated the deductive change order of \$290K could help offset the increased SPLOST cost for the Macedonia /New Macland (\$300K).

[RES0 24-089](#) A Resolution Authorizing the Mayor to Sign an Agreement for Design and Engineering of Powder Springs Park

Tabling to July 15, 2024 Council meeting

[RES0 24-090](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO

EXECUTE AGREEMENTS WITH INLINER SOLUTIONS, LLC; FEDERAL EC LLC; VORTEX SERVICES, LLC; SITE ENGINEERING, INC.; S.H. CREEL CONTRACTING, LLC; AND WITH HD EXCAVATIONS & UTILITIES LLC FOR ON CALL SERVICES TO PERFORM REPAIRS AND MAINTENANCE TO THE CITY'S STORMWATER SYSTEM; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

**Attachments:** [Staff memo - RFPs 24-003 & -004 On Call SW Repairs](#)  
[Powder Springs RFP 24-003 Trenchless repair standby unit price contract](#)  
[Powder Springs RFP 24-004 Stormwater repair standby unit price contract](#)  
[RESOLUTION 2024 - 090 On Call Contracts for Stormwater Repairs](#)

Wayne Wright reviewed the bid process and strategy to have three contractors per type of repair on call for storm water. One set of three for trenchless and another for conventional repairs. The City benefits from multiple vendors able to respond; fixed pricing; and contractual agreements that may place the City higher in queue if a major regional issue created a demand for services. Mr. Wright stated Cobb County uses this same approach.

[RES0 24-091](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH CIVIC PLUS TO IMPLEMENT ACCESSIBILITY IMPROVEMENTS TO THE CITY OF POWDER SPRINGS WEBSITE CONSISTENT WITH THE AMERICANS WITH DISABILITY ACT FOR A SUM OF \$6300; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

**Attachments:** [Civic Plus ADA SOW 060624.pdf](#)  
[RESOLUTION 2024 - 091 Website ADA](#)

City Clerk Axt provided an overview of the ratified contract for Civic Plus to review and repair the City's website for ADA compliance.

[RPT 24-044](#) Report - Gold Dome report from GMA

City Manager Conner provided a report on legislative impacts to the City: Requirement to have Narcan in facilities; local Immigration law; local jurisdiction license plate requirements; coverage for PTSD; and the authorization for DAPS/DDA to meet via teleconference.

[RPT 24-045](#) Report - Funding applications and next steps

Discussed as part of RESO 24-054, RES 24-084 and RESO 24-087

### **Executive Session convened for Real Estate and Litigation matters**

A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - Ward 3 Green, that this Executive Session for Real Estate and litigation matters was approved. The motion carried by the following vote:

**Yes:** 4 - Henry Lust, Doris Dawkins, Dwayne Green, and Dwight McMutry

**Remote:** 1 - Patricia Wisdom

### **Executive Session recessed for Real Estate and Litigation matters**

**A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - At Large Post McMutry, that this Executive Session recess for Real Estate and Litigation matters was approved. The motion carried by the following vote:**

**Yes:** 4 - Henry Lust, Doris Dawkins, Dwayne Green, and Dwight McMutry

**Remote:** 1 - Patricia Wisdom

### **City Manager and Council Reports**

Mayor Pro Tem Lust shared his wife's feedback about the great activity in the downtown; provided feedback relating to the flags on Marietta St and requested replacement; stated the Traton community at Hill Road is going up quickly the Brownsville Road paving is well done; and provided information about a new program through HUD using manufactured homes to address affordable housing.

Council Member McMutry shared he previewed the Novare apartments by Thurman Springs Park. He stated they look good and the project looks good.

Mayor Thurman commented on the increased activity in the downtown and how nice it is to see folks enjoying the park.

### **Recess to Next Scheduled City Council Meeting**

**A motion was made by Council Member - At Large Post McMutry, seconded by Mayor Pro Tem - Ward 1 Lust, that this recess to June 17, 2024 at 6:30 PM was approved. The motion carried by the following vote:**

**Yes:** 4 - Henry Lust, Doris Dawkins, Dwayne Green, and Dwight McMutry

**Remote:** 1 - Patricia Wisdom