



# 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, September 14, 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/84667592329>**

**Meeting ID: 846 6759 2329 Dial: 1-929-205-6099**

### Call to Order

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

Staff in attendance: Lane Cadwell, Dwayne Eberhart, Tina Garver, Travis Landrum, Eric Meyer, Shaun Myers, Rosalyn Nealy, Tamara Newkirt, Travis Sims and Bill Tanks.

### Mayor's Comments

Mayor Thurman called for a moment of silence in memoriam of the fallen Cobb County Deputies.

### Work Session Matters

Eric Meyer, Development and Infrastructure Agency Director, lead the meeting.

[RES0 22-131](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH CROFT AND ASSOCIATES AS THE ARCHITECT AND ENGINEER FOR THE NEW MUNICIPAL BUILDING; DIRECTING THE CITY MANAGER TO INITIATE THE PROCESS TO SOLICIT PROPOSALS TO QUALIFY CONTRACTORS FOR THE CONSTRUCTION OF THE NEW MUNICIPAL BUILDING; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Attachments:** [RESOLUTION 2022 - 131 Municipal building.doc](#)

Pam Conner, City Manager, reviewed the City Attorney's recommendation to solicit

new proposals and not go back only to the original five qualified firms. Mrs. Conner went on to say that this resolution does allow Croft and Associates to proceed with the design and engineering up to the 70%, addressing the concerns Council put before them.

Mayor and Council asked if there will be a delay in the project; if the City could possibly work with a different recommended contractor and will the original contractors be aware. Mrs. Conner replied no delay with the design, the delay would be in the value engineering and with the contractor being involved; the City could potentially be working with a different recommended contractor, however this is a two step process; and yes the original contractor would be aware as everyone else.

[RES0 22-133](#) A RESOLUTION APPROVING A TEMPORARY RECREATION EVENT PERMIT FOR THE LINKEDUP CHURCH CONNECT TO HEALTH 5K RUN/WALK IN THE DOWNTOWN ON OCTOBER 1, 2022; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Attachments:** [LinkedUp5kRequest - 2021](#)  
[Connect 2 Health - LinkedUp Church](#)  
[Connect to Health 5K Course Map](#)  
[Application Temp Event Rally.pdf](#)  
[RESOLUTION 2022 - 133 LinkedUp Church 5K and Turning Point rally.doc](#)

Travis Landrum, Parks and Recreation Director, discussed the permit application of an annual event of a 5k run using Thurman Springs Park to include street closures.

No discussions were held.

[RES0 22-134](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH SPARROW'S NEST TO PLAY TO USE THE PASSIVE PARK SPACE FOR A NATURE PLAY AFTER SCHOOL PROGRAM; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Attachments:** [New Program Flyer](#)  
[RESOLUTION 2022 - 134 SNP Passive Park Use renewal](#)  
[Powder Springs Passive Area Proposal Renewal](#)

Travis Landrum, Parks and Recreation Director, discussed a nature play program proposal by Sparrow's Nest on Saturdays in the Powder Springs Passive Park during October-May twice a month for a fee of \$7 per session.

No discussions were held.

[RES0 22-135](#) A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN

AGREEMENT WITH SAMSARA FOR THE INSTALLATION AND MAINTENANCE OF A FLEET MANAGEMENT SYSTEM FOR AN AMOUNT NOT TO EXCEED \$50,000; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Request for Proposals^J Fleet Management System](#)  
[RESOLUTION 2022 - 135 Samsara](#)

Bill Tanks, Public Services, Equity and Inclusion Agency Director, discussed the management of the entire fleet for maintenance, data of utilization, and safety environment. Mr. Tanks mentioned that seven bids were submitted, with Samsara recommended at a cost under \$50K with the next two years at the same cost.

Mayor and Council asked will this include the entire inventory of vehicles that the City owns; does this track in real time where these vehicles are and how long they are at a location; does the two way dash cam monitor the driver; and how does this help with insurance. Eric Meyer replied that about 70 daily used vehicles are covered; Mr. Tanks stated that the GPS is very sophisticated and provides real time feedback; Mr. Meyer confirmed the dash cam monitors the driver's habits and provide scores for improvements; Mr. Tanks replied that this will help mitigate risk with insurance company.

[RES0 22-136](#) A RESOLUTION AUTHORIZING THE TEMPORARY CLOSURE OF MARIETTA STREET FROM OAKVIEW DRIVE TO PINEVIEW DRIVE FROM 8AM-5PM ON NOVEMBER 26 AND 5PM-10PM ON DECEMBER 9, 16 AND 23 TO ACCOMMODATE DOWNTOWN BUSINESS EVENTS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2022 - 136 Road Closure Nov Dec](#)

Lane Cadwell, Chief of Police, discussed street closures on Marietta Street between Lewis and Pineview Roads for the Downtown Business Group's planned events December 9th, 16th, and 23rd during the hours of 5pm-10pm .

Council asked if this is a formal group. City Manager Pam Conner replied that it's a collection of the downtown businesses on the square that would like to have Christmas events.

[RES0 22-137](#) A RESOLUTION APPROVING AN UPDATED LIST OF PROJECTS APPROVED FOR FUDNING ASSISTANCE UNDER THE AMERICAN RESCUE PLAN ACT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2022 - 137 Updated ARPA list](#)  
[Recommendation memo - updated ARPA project list.pdf](#)  
[Updated ARPA project list 9-12-22.pdf](#)

Wayne Wright, ARPA Program Manager, provided an updated list of projects underway and the monies allocated for them.

Council asked if the increase in food distribution money was due to ARPA funding or grant contributions; how will the downtown parking improvements funding get replenished.

Mr. Wright replied that the funding all came from ARPA only; SPLOST funding will get moved to the downtown parking improvements. City Manager Pam Conner added that the City has consolidated and placed most of the ARPA dollars with the deck because of the federal grant reporting requirements to reduce the effort of reporting with a single project.

[RES0 22-138](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH S.H. CREEL CONTRACTING FOR A SUM OF \$102,500 TO COMPLETE CERTAIN REPAIRS TO A FAILED DETENTION POND IN THE PINEBLUFF SUBDIVISION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*Attachments:* [RESOLUTION 2022 - 138 Pinebluff pond repairs](#)

[Copy of Pine Bluff Bid Tabulation](#)

[Pine bluff Plat](#)

Tina Garver, Community Development Director, stated that a Pinebluff subdivision retaining wall has failed and requires repairs. Mrs. Garver also mention the 104 lots will be assessed on their 2022 tax bills for the cost of the repairs.

Mayor and Council asked if the assessment was annual; and if the homeowners were notified of the amount. Mrs. Garver replied that the assessment was a one time charge to make the repair; and that the homeowners were notified by letter early summer, by letter again recently and it will show up on their 2022 tax bill.

[RES0 22-139](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH MAULDIN AND COOK FENCE COMPANY TO REPAIR AND REPLACE FENCING AT CERTAIN DETENTION PONDS FOR AN AMOUNT OF \$23,690 FOLLOWING COLLECTION OF FUNDS FROM OWNERS OF PROPERTIES WITHIN SUBDIVISION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*Attachments:* [RESOLUTION 2022 - 139 Detention pond fencing](#)

[Powder Springs Pond Repair](#)

Tina Garver, Community Development Director, discussed the fencing requiring additional repairs of certain detention ponds.

Mrs. Garver also mentioned that the property owners will be assessed the cost of

repairs on their tax bills.

Mayor and Council asked if any of the listed subdivisions have HOAs to address these issue; does the City send out notices to banks if the homeowners have escrow accounts. Mrs. Garver replied that some subdivisions do have HOAs and others opted out at the beginning of the program; and she wasn't aware of any type of advance notices sent to banks.

[RES0 22-140](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH SOUTHERN GREEN, INC. TO PUMP THE GREASE TRAP AND WASTE LINES ON BROAD STREET FOR A FEE OF \$540 EACH PUMP OR \$6480 ANNUALLY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*Attachments:* [RESOLUTION 2022 - 140 Grease Trap pumping](#)  
[Grease Trap quote Southern green inc](#)

Tina Garver, Community Development Director, discussed the City owned grease trap on Broad Street and the estimates received for maintenance.

Mayor asked when the businesses are connected will they share in the cost. Mrs. Garver replied yes at some point, but currently is the City's responsibility.

[RES0 22-141](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH S.H. CREEL CONTRACTING FOR STORMWATER REPAIRS ON MUSTANG DRIVE IN THE AMOUNT OF \$40,702.20; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

*Attachments:* [RESOLUTION 2022 - 141 Stormwater repairs Mustang Drive](#)  
[DOC090622-09062022094138](#)

Dwayne Eberhart, Public Works Director, discussed the repair of 125 feet of deteriorated corrugated pipe along Mustang Drive.

No discussion was held.

[RES0 22-142](#) A RESOLUTION APPROVING AND AUTHORIZING THE FINANCE DIRECTOR TO MERGE THE GENERAL LEDGER ACTIVITY OF UNCOLLECTED WATER AND SEWER DEBT INTO THE GENERAL FUND TO CLOSE OUT APPROXIMATELY \$158,952 IN DELINQUENT ACCOUNTS; MERGING THE PROCEEDS FROM THE SALE OF THE SYSTEM INTO THE GENERAL FUND BUT RETAINED AND ACCOUNTED FOR IN A SEPARATE ACCOUNT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Water & Sewer Aging Summary](#)

[RESOLUTION 2022 - 142 Write off uncollectible debt](#)

Travis Sims, Finance Director, discussed the auditors recommendation to remove the water and sewer funds from the City's books by merging Fund 505 (water and sewer) to the General Fund 100. Mr. Sims added that in doing that process he proposes to write off the delinquent receivables.

Mayor and Council discussed with Mr. Sims how this would impact the water and sewer funds in Georgia Fund 1 and how it reports on the City's balance sheet.

**Dinner Recessed at 6:31pm**

**A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - At Large Post Wisdom, that this Dinner Recess at 6:31pm be approved. The motion carried by the following vote:**

**Yes:** 5 - Henry Lust, Doris Dawkins, Dwayne Green, Patrick Bordelon, and Patricia Wisdom

**Dinner Concluded at 7:01pm**

**A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - Ward 2 Dawkins, that this Dinner Conclusion at 7:01 be approved. Council Member Wisdom had not returned back from Dinner in time for vote. The motion carried by the following vote:**

**Yes:** 4 - Henry Lust, Doris Dawkins, Dwayne Green, and Patrick Bordelon

**Absent:** 1 - Patricia Wisdom

[RES0 22-143](#) A RESOLUTION APPROVING AND AUTHORIZING AN AMENDMENT TO THE AGREEMENT WITH SAFEBUILT, INC. TO PROVIDE ADDITIONAL CODE ENFORCEMENT SERVICES FOR AN ADDITIONAL SUM OF \$48,000; AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE AGREEMENT WITH SAFEBUILT, INC.; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2022 - 143 SAFEbuilt PT code enforcement](#)

Pam Conner, City Manager, discussed adding an additional code enforcement part-time officer at 20 hours a week costing \$4000 monthly.

Mayor, Council and Staff discussed Code Enforcement processes.

[RES0 22-144](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH CIVICPLUS TO PUBLISH AND REGULARLY UPDATE THE UNIFIED DEVELOPMENT CODE AS PART OF THE CITY CODE OF ORDINANCES FOR A SUM NOT TO EXCEED \$20,000; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2022 - 144 UDC on Municode](#)

Pam Conner, City Manager, discussed the regular updating and publishing of the Unified Development Code like the City Charter and Code of Ordinances on the City website.

No discussions were held.

[RES0 22-145](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH BOLDPLANNING, INC. TO PROVIDE CONSULTING SERVICES TO ASSIST IN THE UPDATE OF ITS CONTINUITY OF OPERATIONS PLAN AND PROVIDE IMPLEMENTATION TRAINING FOR THE SUM OF \$23,363.00; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2022 - 145 COOP update](#)  
[2022-07-29 City of Powder Springs COOP Services Quote](#)

Pam Conner, City Manager, discussed updating the City's Continuation of Operations Plan (COOP) and conducting a table top training exercise with Staff, Mayor and Council.

No discussions were held.

[RES0 22-146](#) A RESOLUTION AUTHORIZING THE SURPLUSING AND DISPOSAL OF 60 TASER CARTRIDGES AND 18 BATTERIES HELD BY THE POLICE DEPARTMENT WHICH ARE NO LONGER NEEDED AND TRANSFER SAME TO THE CITY OF HIRAM POLICE DEPARTMENT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [20 Batteries.jpg](#)  
[50 x 26 cartridge.jpg](#)  
[cartridge 1.jpg](#)  
[RESOLUTION 2022 - 146 Taser cartridges](#)

Lane Cadwell, Chief of Police, discussed a previous surplus action disposing of tasers no longer useable with a donation to Olgethorpe County Sheriff Department, they never picked up those tasers. Chief Cadwell stated that Hiram Police Department would like to use these tasers.

No discussions were held.

[RES0 22-147](#) 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 \$42,500;

AUTHORIZING THE MAYOR TO EXECUTE DEEDS OR OTHER DOCUMENTS NEEDED TO COMPLETE CLOSING AND CONVEYANCE TRANSACTIONS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2022 - 147 Forest Hill PSRd rights of way](#)  
[RESO 2022-147 Parcel 009 Exhibit](#)

Chad Kastner, of Croy Engineering, discussed the appraisal of the Forest Hill parcel that came in at \$37,700 with a counteroffer is \$42,500. Mr. Kastner stated the recommendation is accept the counter offer.

Mayor and Council is this the only parcel that is holding up the project; and how much money is budgeted for right-of-way.

Mr. Kastner replied that this is the first offer, the other parcels are a little more complex; and that he didn't have the amount handy at the time.

[RESO 22-148](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A DEDUCTIVE CHANGE ORDER WITH CMC, INC. FOR AN AMOUNT OF \$11,625.72; AUTHORIZING THE PUBLIC WORKS DIRECTOR AND DEVELOPMENT AND INFRASTRUCTURE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS TO CLOSE OUT THE FLORENCE ROAD INTERSECTION IMPROVEMENTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2022 - 148 Florence Road change order and close out](#)  
[CO 1 Final - Letter to CMC](#)

Chad Kastner, of Croy Engineering, discussed the closing out the project on Florence Road and 278 with a credit due back to the in the amount of \$11,625.72.

No discussions were held.

[RESO 22-149](#) A RESOLUTION APPROVING CERTAIN PROGRAM AND PROJECT GOALS AND TASKS FOR THE REMAINING PERIOD OF FISCAL YEAR 2023; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2022 - 149 MIT Retreat Goals](#)  
[City Council MIT 2022-23](#)  
[City Council most important tasks fall 2020](#)  
[Copy of PRIORITIES WORKSHEET](#)

Pam Conner, City Manager, discussed a formal approval and adoption of the Most Important Tasks directions to the Staff by the elected body.

No discussions were held.



[RES0 22-150](#) APPROVING AN AUTHORIZING A FIRST AMENDMENT TO THE INTERGOVERNMENTAL REDEVELOPMENT COOPERATION AND ASSISTANCE AGREEMENT BETWEEN THE CITY AND THE POWDER SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY; AUTHORIZING THE MAYOR TO EXEUCTE SAME; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2022 - 150 City DDA IGA Amendment](#)  
[First Amendment to Intergovernmental Redevelopment Cooperation and Assistance Agreement - 2022 - Powder Springs DDA \(Tax Advice\) - 4891-1815-1214 1](#)  
[Supplemental Certificate as to Arbitrage Matters \(2005 Bond\) - 2022 - Powder Springs DDA \(Tax Advice Re Sale of Downtown Properties\) - 4881-7757-8030~](#)  
[Supplemental Tax Certificate \(2005 Bond\) - 2022 - Powder Springs DDA \(Tax Advice re Sale Downtown Properties\) - 4862-7899-0637 1](#)

Pam Conner, City Manager, stated that this relates to the sale of the former City Hall property from DDA to Novare. Mrs. Conner added that bond council recommended an amendment to the IGA and taking care of tax certification requirements, and that the monies received from Novare by DDA were transferred to the City for use on the new municipal building.

No discussions were held.

**ORD 22** An Ordinance to amend the Unified Development Code Article 15 relating to  
**-015** drainage easements.

1st Reading August 15, 2022 2nd Reading September 19, 2022

Attachments: Exhibit A Drainage Easements  
 ORDINANCE 2022 - 015 UDC Amendments

Tina Garver, Community Development Director, states that the amendment is for the dedication language on the final plat, clarifying that the City is only maintaining only certain storm water drainage easements up to the first structure in the right-of-way.

Mayor asked if there's no active HOA will it be the homeowners responsibility; and are we going to communicate to the existing subdivisions. Mrs. Garver replied that the amendment doesn't change anything currently existing, but for final plats for future subdivisions; Agency Director Meyer answered that the City will add these changes to the website and a flyer will be mailed.

**ORD 22** AN ORDINANCE AMENDING THE CODE OF ORDINANCES RELATING  
**-016** TO THE POWDER SPRINGS ALCOHOLIC BEVERAGE ORDINANCES; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR AN

EFFECTIVE DATE; AND FOR OTHER PURPOSES.

1st Reading - July 18,2022      2nd Reading - August 15, 2022

Attachments: ORDINANCE 22 - 016 Alcohol Updates  
Exhibit A

Tina Garver, Community Development Director, discussed defining the difference between a license and permit to be consistent with State law, temporary events and updating the City's alcohol license renewal date to be set before the State's deadline.

No discussions were held.

**ORD 22**            AN ORDINANCE TO AMEND THE CAPITAL PROJECT BUDGETS; TO  
**-017**                REPEAL CONFLICTING ORDINANCES; TO ESTABLISH AN EFFECTIVE  
DATE; AND FOR OTHER PURPOSES.

1st Reading 8/15/22 - Tabled to 9/19/22  
2nd Reading 10/3/22

Attachments: Capital Projects All Funds  
ORDINANCE 2022 - 017 Capital Project Budgets Amendment

Travis Sims, Finance Director, discussed attachments to show projects completed, in progress, or need to be delayed or feasible with estimated costs associated with those projects.

No discussions were held.

[RPT 22-089](#)      Report on Workforce Development by Cobb Works

Bill Tanks, Agency Director, introduced Sonya Grant of Work Source Cobb, to address workforce development programs offered the citizens of Powder Springs.

Sonya Grant, President and CEO of Work Source Cobb, provided a presentation of resources and services through the work force agency that is federally funded through Georgia.

Mayor and Council asked will an individual have an opportunity to receive on the job training or will they have to get training first; can individuals be linked to a job quickly and can this program address transportation concerns to get to these programs. Ms. Grant replied that on the job training is available, but it does depend on the programs they enter into; employment opportunities are currently vast and individuals could be linked quickly; and with the help of ARPA funding, transportation options are available but finances are limited. Council Member Wisdom suggested the use of private transportation resources.

[RPT 22-090](#) Report - Community Development Update

Tina Garver, Community Development Director, provided an update on single family developments, multi family projects, commercial businesses, storm water system assessment and the community rating system program with FEMA.

Mayor and Council asked what is the progress on the new farmers grocery store off Hopkins Road; has the new SAC Restuarant applied for their alcohol license; how is the new business owner allowed to operate under the previous business owner's license; and has the mixed use development on 278 progressed. Mrs. Garver replied that she has reached out to the County because the grocery store is in the County for updates and there were no LDPs issued and not further information at the time; UDC allows for continuance of an alcohol license if the previously issued license had not lapsed and the new business owner fell within that window and has gone through the administration processing approval; UDC amendments allowed for those types of changes with those stipulations; and that there was no new information nor applications for the 278 project.

[RPT 22-091](#) Report - Financial Reports

Attachments: [Cash Balance \(GL\) 06-30-2022 Updated](#)  
[Budget vs. Actual 06-30-2022 UPDATED](#)

Travis Sims, Finance Director, presented the cash balances and budget to actual as of June 30th 2022.

No discussions were held.

[RPT 22-092](#) Report - Mental Health Clinicians

Wayne Wright, ARPA Program Manager, discussed the expansion of the existing Cobb County program to provide a trained mental health clinician to respond with the Powder Springs Police Department on mental health response calls.

No discussions were held.

[RPT 22-093](#) Report - Public Works Update

Eric Meyer, Agency Director, reminded Council that GFL's last day of recycling operations was August 31st. Mr. Meyer did state that have collected 600-700 carts and will make another trip around town September 28th to collect the remaining carts and recycling.

Dwayne Eberhart, Public Works Director, provided an update on the cart change out program, tonnage and debris collection, Reside with Pride on October 4th thru

October 7th, staffing and labor shortage, fleet maintain, street maintenance and resurfacing projects and safety training.

Mayor and Council asked if the City can use temp services in Public Works and are there plans to continue the cleanup along Richard D. Sailors Pkwy. Mr. Meyer replied that the City is currently utilizing a temp in Public Works for one of the open positions. Mr. Eberhart answered that Landcare has been given a list of improvements to continue the cleanup along Richard D. Sailors Pkwy.

[RPT 22-094](#) Report - Warren Farm Road Recommendations

*Attachments:* [Powder Springs-Warren Farm Road](#)  
[Powder Springs-Warren Farm Road.pdf](#)

Chad Kastner, of Croy Engineering, provided options to address the speeding of vehicles in the Warren Farm neighborhood.

Mayor is there anyway to test rumble strips; and where does the \$48,000 money come from for the speed bumps. The price mentioned was the lowest for two bumps based on the amount of concrete, traffic control and demolition. These would be funded with SPLOST dollars.

[RPT 22-095](#) Report - Personnel Manual Provisions

Pam Conner, City Manager, discussed the labor deficit and options in recruiting and retaining employees. Mrs. Conner presented adding Veterans Day and Staff Birthdays as additional paid holidays for employees. Also, a four hour paid afternoon once a month for employees, with City facilities closed.

Rosalyn Nealy, Human Resources Director, shared some research on employees wants and needs in the work force, in addition to competitive salaries, work life balance, and concern for their well being.

Mayor and Council is someone birthday falls on a weekend when would they take their birthday off. Mrs. Conner replied that if a birthday falls on a Saturday the employee is expected to take off on Friday and if the birthday is a Sunday the employee is expected to take off on a Monday.

[RPT 22-096](#) Report - Take Home Vehicle

Pam Conner, City Manager, discussed the program would allow non-public safety personnel to take home city vehicle to respond after hours calls.

Mayor and Council will these vehicles be as needed; and how many are available for this program. Mrs. Conner replied that the personnel will have these vehicle each day; and there are three to four employees that would benefit this program

[RPT 22-097](#) Report - Use of Logo

Attachments: [License to Use Powder Springs Logo](#)

Pam Conner, City Manager, presented a license agreement for requests to utilize the logo citing a request from a local baseball team.

No discussions were held.

[RPT 22-098](#) Report - Town Hall Meeting - Oct 25

The Town Hall Meeting is October 25th in the Thurman Springs Park between the hours of 6pm-8pm, with topics on storm water, code enforcement and the civic engagement application for citizens.

Mayor and Council stated that recycling may also arise during the Town Hall, suggested utilizing door prizes as encouragement, and encourage citizens to sign up for different boards.

[RPT 22-099](#) Report - Recruiter

Pam Conner, City Manager, asked to postpone this report to a later date.

No discussions were held.

**PZ 22--003** Rezoning Request: Lewis / Oglesby Road. To consider rezoning from CRC to PUD-R, the property located at 4596 Lewis Road and 4401 Oglesby Road (portion) and C.H. James parkway, within the 19th District, 2nd Section, Land Lots 1049 and 1050, Cobb County, Georgia.

Attachments: PZ 22 - 003. DRAFT MOTION 09192022

- Product Images.
- Product Images. Rear entry. Pool and cabana
- Vicinity Map. Lewis / Oglesby
- Signed Motion to table to 06-06-2022
- Site Plan with rear loaded units 7.14.22 Redacted
- Renderings. Perimeter Screening.pdf Redacted
- Site Plan 122321 Redacted
- Application for Rezoning (w-attachments) - 12-23-2021.pdf Redacted
- Signed Motion to table to 09-19-2022
- Signed Motion to table to 08-15-2022
- Signed Motion to table to 07-18-2022
- Signed Motion to table to 05-16-2022
- Signed Motion to table to 04-18-2022
- Signed Motion to table to 03-21-2022
- Current Site plan dated. 08162022
- Renderings. Perimeter Screening.pdf
- Site Plan with rear loaded units 7.14.22
- Site Plan 122321
- Application for Rezoning (w-attachments) - 12-23-2021.pdf

Shaun Myers, Planning and Zoning Manager, presented the rezoning application previous hearings and introduced the attorney on behalf of the applicant Traton LLC.

Kevin Moore, Attorney for applicant, discussed previous tabling of the application to work out issues of transportation and is position to move forward with the application. Mr. Moore provided an overview and renderings of 12.7 acres to accommodate 65 town homes with amenities.

Mayor and Council asked if all the town homes rear loaded; is the applicant agreeable with all the stipulations; what is the allowed height limit and number of floors; and what were some of the Planning and Zoning objections. Mr. Moore replied that the rear loaded town homes are along Lewis Road; yes the applicant is agreeable with the stipulations; Community Development Director Tina Garver answered that the limit is 35 feet and these are 2 story town homes; Mr. Myers stated Planning and Zoning was concerned about the loss of potential commercial land.

**PZ 22--022** Rezoning Request: C.H. James Parkway. To consider a request to rezone from MXU to PUD-R. The property located at C.H. James Parkway, Florence Road and Carrington Drive within Land Lot 732 of the 19th District, 2nd Section, Cobb County, Georgia.

Attachments: PZ 22 - 022. DRAFT MOTION 09192022

Carrington Park - Elevations

Carrington Park - Floor Plans

Letter from the property owner to PZ Commission and Council. PZ 22\_002.

8.10.2022 Redacted

Rezoning Request Application and Statement of Intent Redacted

Deferral Request for C.H. James Redacted

Second Deferral Request for C.H. James Redacted

Signed Motion to table to 08-15-2022

Signed Motion to table to 09-19-2022

Carrington Park - Site Plan 8.12.2022

Shaun Myers, Planning and Zoning Manager, stated that the Staff and Planning and Zoning Commission both recommend denial because the basis of the recommendation is unclear.

Josh Mahoney, Attorney on behalf of applicant builder Parkland Communities, provided a presentation to develop 94 single-family attached town homes and 48 detached single-family homes.

Mayor and Council asked if the storm water and detention pond affect the existing town homes; why is Staff recommending denial; would the entrance be a concern even if it was a commercial without a curb cut; what is the current make up Carrington; and would this new development be apart of the current Carrington HOA. Mr. Mahoney replied that the builder will be able to engineer the site to direct the flow of water into a retention pond thus causing some improvements; Community Development Director Tina Garver added that there is existing storm water facilities to drain into; Mrs. Garver replied that Staff is recommending denial because the use is mixed-use development and commercial would be a better component than residential based on the fiscal analysis; Mrs. Garver answered that the City has existing conditions in Sweetwater Landing so this will also be a shared access; Mr. Mahoney stated that there is currently a mixture of town homes and single-family detached homes; and Mr. Mahoney says they are working to be apart of their HOA.

**PZ 22--025**

Variance: 3000 Spring Industrial Drive. To consider a request vary Table 2-4 of the UDC to reduce the minimum required side setback. The property is zoned Light Industrial and located at 3000 Spring Industrial Drive, within land lot 674 of the 19th District, 2nd Section, and Cobb County, Georgia.

Attachments: PZ 22-025. DRAFT MOTION. 09192022

Vicinity map and proposed building addition

Site Survey

Variance Application

Shaun Myers, Planning and Zoning Manager, discussed the variance application for setbacks to expand existing building by 4094 square feet and no encroachments anticipated. Mr. Myers mentioned that both Staff and Planning and Zoning Commission recommends approval of application.

Tina Garver, Community Development Director, added that the applicant has wanting to expand the building and is not requesting a floodplain variance or stream buffer variance.

No discussion was held.

- PZ 22--026** City Initiated Variance, Special Use, and Change in Zoning Conditions: To address non-conforming privacy fences at 4184 and 4185 Lilycrest Way, within the Vineyards Subdivision, privacy fences that front sections of New Macland Road, within land lot 651 of the 19th District, 2nd Section, and Cobb County, Georgia. PINs: 19065100810 and 19065100800.

Attachments: PZ 22-026. DRAFT MOTION. 09192022

Vicinity Map

Plat. Reference Lot 46 and Lot 47.

Tina Garver, Community Development Director, discussed two privacy fences fronting New Macland, installed without prior approval in the right of way. Mrs. Garver stated that these fences are in violation of the height requirement and undisturbed buffer which is a zoning condition. She states Staff recommends that the fence that leads in the buffer remains as is, but the fence further south needs to be relocated; Planning and Zoning Commission recommends approval with Staff conditions.

Mayor and Council asked if there are any fines associated with citizens who don't follow code or get approval; are these fences on the property near them or in common area; who's responsible for implementing these changes if approved and how long; and did someone complain about the fence. Mrs. Garver replied that yes through Code Enforcement and/or Judge may assess a fine; there's no common area of the subdivision, it goes straight from private property to right-of-way; stipulations would require the homeowners to make the adjust within six months to meet Code; and the City received a complaint.

- PZ 22--029** Rezoning: New Macland Road. To consider a change in zoning conditions. The property is located at 3189, 3215, and 3149 New Macland Road. PINs: 19072500020, 19072500090, 19068200030.



- Attachments: PZ 22 - 029. DRAFT MOTION 09192022
- Applicant 's Current Site Plan Version 08122022
  - TSW and Staff Recommended Revision
  - TSW recommended site plan.05.26.2022. New Macland
  - Typical Street Section. 50-27 section
  - Notification Letter. New Macland Rd. Rezoning
  - Staff Report PZ 22-029. Change in zoning conditions. New Macland Rd
  - TSW Memo. New Macland Rd Tract\_Memo\_5.26.22

Tina Garver, Community Development Director, introduced the rezoning application to develop town homes, zoning conditions and the TSW recommendations.

Adam Baker, on behalf of the applicant, discussed application being previously approved in January and working through the cell tower radius discussion and making the consultant changes. Mr. Baker stated he expected more professional recommendations for improvements.

Council asked what is asked of the Council Body. Mrs. Garver replied that TSW recommendations the elimination of five center lots to leave central green to serve the community, but the applicant is requesting to approve the site plan as is and removing the TSW required approval.

**Executive Session was called for the purpose Personnel Matters**

**A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - At Large Post Bordelon, that this Executive Session for the purpose of Personnel Matters be approved. The motion carried by the following vote:**

Yes: 5 - Henry Lust, Doris Dawkins, Dwayne Green, Patrick Bordelon, and Patricia Wisdom

**Executive Session concluded from the purpose of Personnel Matters**

**A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - Ward 2 Dawkins, that this Executive Session concluded for the purpose of Personnel Matters be approved. The motion carried by the following vote:**

Yes: 5 - Henry Lust, Doris Dawkins, Dwayne Green, Patrick Bordelon, and Patricia Wisdom

**City Manager and Council Reports**

Council Member Dawkins thanked everyone for coming out. She stated her appreciation for staff and all their hard work.

Council Member Wisdom welcomed everyone who participated via ZOOM. She stated she attended the Cobb County Election new building ribbon cutting. The new building will facilitate greater services, especially for Seniors. She also shared Bill Tanks - while with Cobb County - had found the building for this relocation.

Council Member Green had no report.

Council Member Bordelon provided a report on his meeting with Congresswoman Marjorie Taylor Greene on behalf of the City at her Rome office. He thanked City Manager Conner for providing notes. Mayor Thurman thanked Mr. Bordelon for reaching out and sharing how her office can advocate for the City of Powder Springs. Mr. Bordelon stated Ms. Greene, if re-elected to now represent Powder Springs, would like to meet with the City's elected officials.

Mayor Pro Tem Lust shared a report about the services for the fallen Cobb County Deputies Marshall Samuel Ervin, Jr & Jonathan Randall Koleski. He also provided a report from a GMA session discussing the growing gang problem and what is needed. Additionally, he shared about his two week trip to the North East and that he is happy to be home in Georgia.

Mayor Thurman thanked Mr. Meyer for leading the Work Session; provided a report from his meeting with Cobb County Commissioner Sheffield, Ms. Conner, and Mr. Tanks stating it went fairly well; and stated he would be out town with the GMA Board of Trustees next week. He also shared about his experience at Lakeview Seventh-day Adventist Church event for their new sanctuary and their eagerness to be more involved/partner with the City going forward.

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

**A motion was made by Council Member - At Large Post Bordelon, seconded by Council Member - At Large Post Wisdom, that this Recess to Monday September 19, 2022 be approved. The motion carried by the following vote:**

**Yes: 5 - Henry Lust, Doris Dawkins, Dwayne Green, Patrick Bordelon, and Patricia Wisdom**