



City of Powder Springs

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

Meeting Minutes - Final Council Work Session

Wednesday, February 1, 2023

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/85790077966>
Meeting ID: 857 9007 7966 Dial: 1-929-205-6099**

Call to Order

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

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

Mayor's Comments

Mayor Thurman shared that he attended two classes, "Strategic Planning" and "Attracting Young Professionals" at the Cities United Summit. The Mayor shared an antidote about having a shared vision.

Work Session Matters

Marsellas Williams, Economic Development Director, chaired the meeting.

[2023 -007](#)

Proclamation for Tapp Middle School - STEM Certification

Marsellas Williams, Economic Development Director, stated that the proclamation is to recognize Tapp Middle School on their STEM certification.

No discussion was held.

[PR 23-004](#)

Presentation on the Georgia Economic Placemaking Collaborative

Attachments: [Powder Springs GEPC 1-23-2023](#)

Marsellas Williams, Economic Development Director, discussed that the City has received an award from GMA for their graduation from the Georgia Economic Placemaking Program and wanted to recognize the participants.

No discussion was held.

[RPT 23-008](#)

Report - Habitat for Humanity

Pam Conner, City Manager, provided an update on the available vacant properties that have been identified by code enforcement for purchase and renovation by Habitat for Humanity using ARPA funds.

The Council body asked if there was any idea of potential cost for acquisition; Mrs. Conner replied whatever the Cobb County Tax appraised amount of these properties are somewhere between \$250-\$300. Based on the interest by the Mayor and Council body the City Manager will work with the ARPA Program Manager in pursuing as long as there's an availability of funds.

[RPT 23-009](#)

Report - CMA Voting Delegates

Kelly Axt, Administrative Director, discussed that Cobb Municipal Association requests that Powder Springs designate two voting delegates for calendar 2023.

Council Members Henry Lust and Doris Dawkins both volunteered as voting delegates of Powder Springs.

[RPT 23-010](#)

Report - Departmental Update - Parks, Recreation and Cultural Affairs

Travis Landrum, Parks and Recreation Director, provided a recap of 2022 event season, highlighted upcoming events for March and April, and the hiring of new employees.

No discussion was held.

[RPT 23-011](#)

Report - Departmental Update - Police Department

Lane Cadwell, Chief of Police, provided an update of 2022's developed plan to address staffing, structure of the organization, culture of the organization and training.

Mayor and the Council body commended Chief Cadwell and the great job that he has done especially with the new hires.

[RES0 23-017](#) Resolution - stormwater/drainage improvements at linear park

Chad Kastner of Croy Engineering, discussed the total project cost of \$2.2 million and of that a little over \$186 thousand is the detention pond cost and additional pocket needed to install. The funds will come out of the 2016 and 2022 SPLOST; and is scheduled to be completed May 11, 2023.

The Mayor and Council body asked will the drainage issues be addressed and were there any design changes to the skate park to get to the \$2.2 million. Mr. Kastner replied that the hydraulic engineer conducted a study to address the drainage issues; City Manager Pam Conner added that the Storm Water Management Ordinance typically would not require going beyond certain project limits, but because of the concerns expressed by certain citizens the City examined working further down stream to fix those drainage issues; Mr. Kastner answered that the total cost includes all the landscaping, shade structure and any additional items along with the construction cost increases.

[RES0 23-025](#) Resolution - Boards and Commissions Appointments - Arts Commission

Travis Landrum, Parks and Recreation Director, discussed interviewing Mr. Robert Dotson for the Arts Commission vacancy.

No discussion was held.

[RES0 23-026](#) Resolution - Opening Day Parade - Powder Springs Youth Baseball

Attachments: [PS Youth Baseball Opening Day Parade Redacted](#)

Travis Landrum, Parks and Recreation Director, discussed the application to allow the Powder Springs Baseball Association to have a parade route from Jackson Way Ext, crossing Marietta St, down Brownsville Rd and onto Powder Springs Park. The Police Department will address street closures by using their vehicles.

No discussions was held.

[RES0 23-027](#) Resolution -Furniture for Powder Springs Park

Attachments: [Powder Springs Park Outdoor Furniture Estimate - S.H. Creel Contracting Redacted](#)

Travis Landrum, Parks and Recreation Director, discussed the new furniture of ten tables with chairs at the new pavilion and four at the small pavilion; with ADA compliance and trash receptacles.

The Mayor and the Council body asked is there a plan for maintenance and where is the funds coming from to pay for these items. Development & Infrastructure Agency Executive Director Eric Meyer replied that a maintenance plan has been worked out

with Public Works for all the parks; and Mr. Landrum answered that the funds for the furniture is coming out of SPLOST.

[RES0 23-028](#) A RESOLUTION APPROVING AND AUTHORIZING CERTAIN ANNEXATIONS TO THE CITY OF POWDER SPRINGS BY LOCAL ACT OF THE GEORGIA GENERAL ASSEMBLY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

Attachments: [Draft Bill](#)

Eric Meyer, Development & Infrastructure Agency Executive Director, discussed the mailings to residents that may or may not be affected, and briefings with Senator Michael Rhett and Representative David Wilkerson on the City's intent to address island annexations and expansion on the eastern side.

No discussion was held.

[RES0 23-029](#) Resolution - HMGP Application Award

Pam Conner, City Manager, discussed the Hazard Mitigation Grant Program that would award funds to the City to purchase and demolish property on Long Street as repetitive loss.

No discussion was held.

[RES0 23-030](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH KINSEY ELECTRIC, INC FOR REPLACING CITY OWNED STREET LIGHTS WITH LEDS IN THE AMOUNT OF \$23,095.00; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

Attachments: [Reso Kinsey Electric 2023](#)
[Kinsey PS Street Lights LED 2023 Redacted](#)

Eric Meyer, Development & Infrastructure Agency Executive Director, discussed the contract to purchase city lights to retro fit them to LED which should last four years.

The Mayor asked when will this take place. Mr. Meyer answered that the supplier has stated that it may take up to two weeks to receive them and another 2-3 weeks for installation.

[RES0 23-031](#) Resolution - Annual Retreat

Pam Conner, City Manager, discussed the execution of a contract with Brasstown for

the annual retreat at a cost \$3400 for lodging and does not include any audio visual needs.

No discussion was held.

[RES0 23-032](#) Resolution - City of Civility

Pam Conner, City Manager, discussed the recommendation to participate in the GMA pledge from cities.

The Mayor and Council body shared that it makes sense in how everyone deals with each other and the public; and reaffirms how we expect to behave and interact.

[RES0 23-033](#) Resolution - Kaiser Renewal

Pam Conner, City Manager, discussed the negotiations with the medical provider and recommended the renewal with Kaiser Permanente.

No discussion was held.

[RES0 23-034](#) Resolution - Brownsville Road Improvements

Chad Kastner of Croy Engineering, discussed receiving three submittals and is recommending Summit Construction Development's bid of \$1,643,725.96. Selig Enterprises will reimburse the City \$400k for their entrance into their neighborhood and Cobb County will also reimburse the City for relocating their utilities.

The Mayor and Council body asked will the construction timing be in sync; are these sidewalks standard or wider; and stressed the importance of holding the contractor to the April 30th date. Mr. Kastner replied that they have worked well with Selig and in the contract it is stated that the contractor would have their portion of the turn lane completed by April 30th; and that the south side sidewalks are wider at 8ft and the north side sidewalks are a standard 5ft.

[RES0 23-035](#) Resolution - City Hall Ramp

Pam Conner, City Manager, discussed the maintenance and repair on the existing ramp at the temporary City Hall in the amount \$9500.

The Mayor shared his concerns with the safety of the public and staff utilizing the building and felt it would be money well spent.

[ORD 22](#)
[-032](#)

Ordinance - To annex into the City of Powder Springs and Rezone an approx. 56 acre tract from R-20, NRC, LRO in the County to Conditional MXU in the City –

within Land Lots 717, 718, 764 and 765, 19th District, 2nd Section, Cobb County, Georgia.

First reading: November 21, 2022. Second Reading: December 5, 2022.

TABLED TO: First reading: December 5, 2022 Second Reading: January 3, 2023

MOTION TO TABLED ACTION 12/5/22:

First reading: January 17, 2023 Second Reading: February 6, 2023

Attachments: [Ordinance 22 032 Draft](#)
[Exhibit A Ordinance 22_032](#)
[Primary Exhibits. Barett Pkwy Annexation](#)
[Exhibit A Ordinance 22_032](#)
[Vicinity Map. Barett Pkwy Annexation](#)
[Appl Pkgs FINAL for Efilng-SCP Acquisitions, LLC Redacted](#)
[Executed Motion to Table to 12-05-2022](#)
[Primary Exhibits. Barett Pkwy Annexation Redacted](#)
[Executed Motion ORD 22-032 to Table to 01-17-2023](#)

Tina Garver, Community Development Director, discussed that the applicant is requesting to table the annexation hearing to the March 6th meeting to allow time to complete an analysis.

No discussion was held.

Relates to Item PZ 22-034

[ORD 23](#)
[-001](#) 3rd Quarter FY2023 Budget Amendments

Attachments: [Proposed Budget Amendment 2-1-23 and 2-15-23](#)

Travis Sims, Finance Director, discussed the amendments of the general fund, impact fees and capital projects fund.

Pam Conner, City Manager, added that on the 401A match contemplates all employees full and part time employees, Mayor and Council members.

[PZ 22--034](#) Rezoning Request. To rezone an approx 56 Acre Tract from R-20, NRC, LRO in the County to Conditional MXU in the City – within Land Lots 717, 718, 764 and 765, 19th District, 2nd Section, Cobb County, Georgia.

Attachments: [Site Plan and Elevation Exhibits. Barrett Pkwy Annexation](#)

[Vicinity Map. Barrett Pkwy Annexation](#)

[Stipulations Letter 01-04-2023](#)

[Trip Generation Memo - 01-12-2023](#)

[Unit size and price ranges.](#)

[Rezoning + Annexation Applications. Notice of Intent. Application attachments Redacted](#)

[Executed PZ 2022-034 Motion to Table to February 6, 2023.](#)

[PZ 22-034 Executed Motion to table to Feb 6, 2023](#)

Tina Garver, Community Development Director, discussed that the applicant is requesting to table the rezoning hearing to the March 6th meeting to allow time to complete an analysis.

No discussion was held.

Relates to Item ORD 22-032.

[PZ 23--001](#)

Special Use Request to allow RV parking on an a gravel secondary driveway. The property is located at 3783 Bengal Drive, within land lots 723 and 758 of the 19th District, 2nd Section, Cobb County, Georgia.

Attachments: [PZ 23-001. Motion to Approve. 02062023](#)

[PZ 23 - 001. 3783 Bengal Dr. Special Use Redacted](#)

Tina Garver, Community Development Director, discussed the application request for gravel driveway. Mrs. Garver added that gravel driveways are not allowed by right in the City, only after special use approval.

Mr. Gary Aliff, applicant, stated that he wants to park his RV on his property using a secondary driveway of gravel.

Staff and Planning and Zoning Commission both recommends approval of the application with conditions.

The Mayor and Council body asked if there were any stipulations in maintaining the gravel itself over time; if there was a new owner who wanted the gravel driveway to remain, the stipulation Planning and Zoning added would not allow it; and isn't gravel meant to be a temporary solution. Mrs. Garver replied that it is not specifically stipulated but the code would require maintenance over time; no the stipulation would not allow the gravel to remain. Planning and Zoning voted in a way that would not encourage gravel driveways but since the applicant was a long time resident recommended approval; and in previous applications there were stipulations of using gravel base but over time place concrete.

[PZ 23--002](#) Special Use Request to allow a special event facility within the Light Industrial zoning district. The property is located at 3150 Florence Road Suite 4, within land lot 675 of the 19th District, 2nd Section, Cobb County, Georgia.

Attachments: [PZ 23-002. Motion to Approve. 02062023](#)
[PZ 23-002. Motion to Deny. 02062023](#)
[Special Use Request Redacted](#)
[Comments in opposition Redacted](#)

Jose Soriano, applicant, is requesting to use facility for special event gatherings.

Tina Garver, Community Development Director, discussed that the property is used as a warehouse that houses a HVAC company. Both Staff and Planning and Zoning Commission recommend denial of the application mainly because of the parking requirements not being met and inconsistent use.

The Mayor and Council body asked if the applicant owns the building; will there be alcohol at this facility, because this application is for use of the facility only; and will these events be held mostly on the weekends. Mr. Soriano replied that he does not own the building but plans to lease the building; no there will not be alcohol served, that his intent is use as a studio for families. He further went on to state that he has verbal agreement with the neighboring business that they could utilize their parking spaces if needed; and yes these events are expected on the weekends.

Dinner Recess at 6:31pm

A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - At Large Post 2 Wisdom, that this Dinner Recess at 6:31 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 Council Member - Ward 2 Dawkins, seconded by Mayor Pro Tem - Ward 1 Lust, that this Dinner Conclude at 7:01 PM be approved. The motion carried by the following vote:

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

[PZ 23--003](#) Variance Request to vary sec. 4-05 of the UDC to allow a shed at a road frontage, setback less than the principal structure, and greater than 50% of the size of the home. The property is located at 3152 Brooks Lane, within land lot 725 of the 19th District, 2nd Section, Cobb County, Georgia.

Attachments: [PZ 23-003. Motion to Approve. 02062023](#)
[PZ 23-003. Motion to Deny. 02062023](#)
[Variance Application Redacted](#)
[Site survey Redacted](#)

The applicants is requesting to build a large shed to house sporting equipment.

The Council body asked if a driveway needs to be constructed from Brooks Ln. The applicant replied that the driveway is of gravel.

Executive Session, if called for the purpose of Real Estate, Litigation or Personnel Matters

No Executive Session was held.

City Manager and Council Reports

Pam Conner, City Manager, discussed that at the next meeting staff will bring forth a percentage of what has been completed by Douglas Assets Community's agreement requirements and recommendations to take back some of the incentives because they failed to comply with the agreement fully. Mrs. Conner also mentioned that the Finance Director has had challenges in locating a Deputy Finance Director and she is gathering proposals in contracting a recruiter for Council's consideration while continuing to advertise locally. She stated that the moratorium study will be presented at the next meeting; and an update by the Program Manager, Contractor and Designer to update on the schedule and provide value engineering proposals. The City Manager added that the City may receive some push back from the developer on Hill Road, because Staff has discovered that the entire single family subdivision will be rental and the developer didn't disclose that information to the Mayor or Council. Staff has been instructed to hold the recording of the plat and issuing permits until the developer discuss before Mayor and Council the intention with the project.

City Attorney Julie Livingston explained that they have review the situation preliminarily and believes it's a good idea to have them come before Mayor and Council to explain exactly what their plan is.

Council Member Wisdom stated that she along with the Economic Development Director visited two businesses as a sign of support.

Council Member Bordelon thanked the Staff, Mayor and Council on a very good presentation at last weeks Town Hall.

Council Member Lust emailed the Chief of Police in regards to escalation training. The public health emergency is scheduled to end May 11th and asked for confirmation to continue with virtual meetings. Mr. Lust made citizens aware of the home buyers and existing homeowners assistance through Georgia Department

Community Affairs. He attended two sessions at Cities United Summit "Governing the Commons" and "How Shall We Live". Thanked everyone for joining this evening and wished Council Member Dawkins a happy birthday.

Council Member Green made no reports.

Council Member Dawkins enjoyed the opportunity to attend both Cities United Summit and Cobb Commerce Gala and congratulated all the awardees.

Recess to Next Scheduled City Council Meeting

A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - At Large Post 1 Bordelon, that this Recess to February 6, 2023 at 6:30PM be approved. The motion carried by the following vote:

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