



City of Powder Springs

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

Meeting Minutes - Final Council Work Session

Wednesday, February 15, 2023

4:00 PM

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

TIME CHANGE TO 4:00 PM

Location Information:

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

Join Zoom Meeting - <https://us06web.zoom.us/j/81872143478>

Meeting ID: 818 7214 3478 Dial: 1-929-205-6099

Call to Order

The Mayor called the meeting to order at 4:00 pm. All Council Members were present on site. Council Member Green arrived at 4:45pm. Also present on site were City Attorney Julie Livingston and City Manager Pam Conner, City Clerk Kelly Axt via Zoom.

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

Travis Landrum, Parks and Recreation Director, introduced Lindsey Landers as the new Parks Facilities and Operations Manager; and Michele Coursey as the new Events Coordinator.

Dwanyne Eberhart, Public Works Director, introduced Leroy Young as the new Sanitation Supervisor; and Kellen Boyd as the new Streets Maintenance Coordinator.

Mayor's Comments

The Mayor stated that Tracie Jackson did a good job in the meeting.

Work Session Matters

Tracie Jackson, Chief Court Clerk led the meeting.

[RPT 23-012](#)

Report - Investments Update

Chris Pike, Chief Financial Officer, provided an overview of the investments and

ways of maximizing returns.

The Council body asked if there is a view only access to the investment dashboard to provide. Mr. Pike replied that he wasn't sure if there is, but if they needed it at anytime they can reach out to him and he'll provide it; City Manager Pam Conner added that the Finance Director confirmed there was no such investment dashboard to provide.

Mr. Pike provided a comparison of previous Georgia Fund Investments to present investments.

[RPT 23-013](#) Report - Municipal Complex Update

Attachments: [A-201- EXTERIOR ELEVATIONS
4P Mgmt City Hall and Deck](#)

Kirby Glaze, of 4P Management, shared some savings in the Value Engineering Items in the construction of the new municipal building and the parking deck; along with the projected construction schedule.

The Mayor and Council body asked how much of the unused space is left after the patio; when will the parking deck be completed; when the 100% drawings are complete will there be a more clearer dates; and what will the staging areas look like during events. Mr. Kirby replied that the patio is taking away about a third of the unused space; the parking deck can be completed before the Municipal Complex; absolutely there will be more clearer dates after the 100% drawings are finished, and that the schedule dates will be updated constantly; all the area will be fenced and construction activities will take place inside the fenced areas; Mr. Nathan Harbison of MaCallan Construction added that the only potential off site activity will be for unloading of materials off trucks for the parking deck.

Oscar Herrera, Designer, provided 3D images of the proposed new municipal building and the parking deck.

[RPT 23-014](#) Report - Departmental Update - Community Development

Attachments: [CD update 02152023](#)

Tina Garver, Community Development Director, provided updates on developments, storm water assessments, business licenses and demolitions.

The Mayor and Council body confirmed that the Preston project is supposed to have both town homes and single family because the signage only indicates town homes; asked what is being developed off Old Villa Rica Rd; is there going to be an entrance off the Barrett Parkway development the City is considering annexing; are there any updates on the two approved Trilogy developments; and how did the rest of the

meeting go with Ms. Lemon at the Logistics Center tour. Mrs. Garver replied yes that is correct, the approved plans include both town homes and single family; the Brooks Lane approved shed that was heard at the last public hearing; the current plan does include one entrance way off Barrett Parkway, however Cobb DOT is not allowing any additional driveways off Barrett Pkwy; they had one meeting with Trilogy at the Hill Rd project and they want change from the pickle ball social to add a smaller commercial strip center; there were conversations with Ms. Lemon during the tour to have her better understand what the City was asking for; City Manager Pam Conner added that Ms. Lemon would be in contact with them, but she was not favorable of curb cuts at the logistics area due to possible concerns with trucks backing up.

[RPT 23-015](#) Report - Departmental Update - Public Works

Attachments: [Public Works - Updates as of February 2023](#)

Dwayne Eberhart, Public Works Director, provided updates on the 2022 sanitation collections, staffing, street projects, capital projects, traffic safety projects and employee training.

The Council body asked who's responsibility is it to keep the drains clear on Richard D. Sailors and Powder Springs Road. Mr. Eberhart replied that it's a collective effort with Community Development to clean catch basins on a routine basis. City Manager Pam Conner added that a street sweeper comes four times a year, however Staff is contemplating increasing the street sweeper to every other month.

[RPT 23-016](#) Report - ARPA Update

Attachments: [community-priorities-02-23_filter_scheme wards](#)

Wayne Wright, ARPA Program Manager, provided updates on the closing out of the business grants, GoodR Grocery Store, Reflections of Trinity food distribution, tutoring in the Powder Springs Elementary Schools and the Community Survey project.

The Mayor and Council body asked how often are these surveys done; is there a criteria to be on the member panel; how is the City utilizing the results of the survey; and is there a way to see an area geographically of concern. Mr. Wright replied the City can conduct a survey at any time; being a city resident is a criteria to be on the member panel; the results can be used for the budget. City Manager Pam Conner added that the results will be shared with Council and Department Heads to help modify and make certain decisions about city services. Mr. Wright answered the only filter breakdown is by ward to view the results.

[RPT 23-017](#) Report - Special Projects Update

Attachments: [Attachment 1 Purchasing Policy Amendments](#)
[Procurement Inclusiveness](#)

Wayne Wright, Special Projects Manager, stated he completed the assessment of the Code Enforcement and Municipal Courts process and will have recommendations at a later date. Mr. Wright also provided updates on the youth council, Certificate of Occupancy process, Neighborhood Beautification Grant, Housing Initiative Project and the Procurement Inclusiveness completion.

The Council body asked how do you define a disadvantage business. Mr. Wright replied that he applied federal language as the City's definition of disadvantage business.

[RPT 23-018](#) Report - Grant Writer Update

Chris Brewer, Consultant, provided updates on recent grant awards, pending grant submissions and upcoming grant applications.

The Council body shared their delight in how much the City is receiving in grants.

[RPT 23-019](#) Report - GMEBS

Attachments: [Memo to PCS re Amendment 4 - 2.6.2023](#)

Pam Conner, City Manager, stated that the Georgia Municipal Employee Benefits System has made amendments to the Master Agreement on early retirement and employee contributions that automatically effects the City.

No discussion was held.

[RPT 23-020](#) Report - Douglas Assets Updates

Tina Garver, Community Development Director, stated that Douglas Assets did not meet 100% of the requirements of the Developer's Agreement and recommends that the developer pays back a percentage to the City.

Pam Conner, City Manager, added that Mrs. Garver will have a number after she calculates the completed work and the developer is aware of this provision.

The Mayor stated that this has been an ongoing project for a number of years and is working on closing out the project.

[RPT 23-021](#) Report - Brownsville Road parcel purchase

This matter was discussed in Executive Session.

[RPT 23-022](#) Report - LCI Plan

Attachments: [RESOLUTION 2023 - 043 LCI Plan Update application](#)

Tina Graver, Community Development Director, discussed applying for funding to pursue grant for the LCI study.

No discussion was held.

[RES0 23-037](#) A RESOLUTION APPROVING THE PROPOSAL SUBMITTED BY PYRO SHOWS EAST COAST, INC. IN THE AMOUNT OF \$20,000 TO DISPLAY FIREWORKS AT THE INDEPENDENCE DAY CELEBRATION ON JULY 4, 2023; AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH PYRO SHOWS EAST COAST, INC.; AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH COBB COUNTY FOR THE USE OF THE POWDER SPRINGS PARK IF NEEDED TO STAGE THE FIREWORKS DISPLAY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Site - Powder Springs City of 7-4-2023](#)

[Pyro Show Powder Springs City of 7-4-2023](#)

[July 4 contract Powder Springs City of 7-4-2023](#)

[RESOLUTION 2023 - 037 Fireworks Display and use of PS Park](#)

Travis Landrum, Parks and Recreation Director, discussed recommended approval of the Pyro Shows East Coast contract for the July 4th fireworks.

The Mayor and Council body asked will there be any sponsors; will they utilize the Powder Springs Park; and will we have enough parking for this event. City Manager Pam Conner replied that there will be requests for additional sponsors to help offset the cost. Mr. Landrum answered that they will utilize the park as the shell off zone and necessary fallout zone for debris; Mrs. Conner added that there is some conversation about the location of either the front or back of the park; the City has managed to have parking agreements with the churches.

[RES0 23-038](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH DC POOL SERVICE FOR REGULAR INSPECTIONS AND SERVICE CALLS FOR THE CITY'S SPLASH PAD IN THURMAN SPRINGS PARK TO MAINTAIN THE FOUNTAIN IN GOOD WORKING ORDER; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [City of Powder Springs Splash Pad 2023](#)

[RESOLUTION 2023 - 038 SPLASH PAD SERVICES](#)

Travis Landrum, Parks and Recreation Director, discussed recommending approval

of the DC Pool Service contract to regularly inspect and maintain the splash pad at a cost of \$4,450.

The Mayor and Council body asked is that a good price from what we've paid; and is a years contract. Mr. Landrum replied that given that they are know in the industry and assist with other surrounding municipalities the price is good; and the operating year beginning contract date is May 2023 and concludes October 2023.

[RES0 23-039](#) A RESOLUTION AUTHORIZING THE SURPLUS AND SALE OF EQUIPMENT AND ITEMS WHICH ARE NO LONGER NEEDED BY THE POLICE DEPARTMENT OR OTHER MUNICIPAL PURPOSES; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Memo surplus for Sale and Destruction](#)
[RESOLUTION 2023 - 039 SURPLUS PD SUPPLIES](#)

Lane Cadwell, Chief of Police, discussed the surplus of old uniforms, vests, weapons, vehicles and electronics that are no longer usable.

No discussion was held.

[RES0 23-040](#) A RESOLUTION AUTHORIZING THE TEMPORARY CLOSURE OF VARIOUS ROADS WITHIN DOWNTOWN POWDER SPRINGS TO ACCOMMODATE CITY EVENTS SCHEDULED FOR CALENDAR YEAR 2023; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2023 - 040 Event Road Closures](#)
[2023 Event Schedule](#)

Travis Landrum, Parks and Recreation Director, discussing recommendation for approval of the road closures for the calendar year 2023. Mr. Landrum added that these dates can be altered given the ongoing downtown construction developments.

The Mayor stressed coordinating with the developers that they are aware of these dates and the sites are cleaned.

[RES0 23-041](#) A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF UTILITY EASEMENTS REQUIRED TO COMPLETE THE PINEVIEW ROAD TRAIL AND ROAD IMPROVEMENTS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Georgia Power Easement Agreement Pineview](#)
[Georgia Power Easement Exhibit A Pineview](#)
[RESOLUTION 2023 - 041 Pineview Easement](#)
[Georgia Power Easement Agreement Pineview Redacted](#)

Pam Conner, City Manager, discussed the power pole on the corner of Pineview and Jackson Way needs to be relocated to finish the Pineview Trail Project.

No discussion was held.

[RES0 23-042](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE 6TH AMENDMENT TO THE ENGINEERING SERVICES AGREEMENT WITH CROY ENGINEERING, LLC IN THE AMOUNT OF \$22,425.00 TO PERFORM CONSTRUCTION INSPECTION SERVICES FOR STORMWATER REPAIRS AT CERTAIN LOCATIONS WITHIN THE CITY OF POWDER SPRINGS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [1546.003 - Stormwater Manager Scvs Agreement Amendment 6 ARPA Construction Inspection](#)
[RESOLUTION 2023 - 042 for Croy Amendment #6](#)

Pam Conner, City Manager, discussed the repairs that have been authorized need to be inspected according to Code.

No discussion was held.

[RES0 23-044](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE RENEWAL LEASE AGREEMENTS WITH THE SOUTH COBB ARTS ALLIANCE, INC. FOR USE OF AN OFFICE AND STORAGE AREA AT THE OLD MUSEUM LOCATION IN POWDER SPRINGS AND FOR USE OF GALLERY DISPLAY SPACE; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2023 - 044 SCAA RENEWALS](#)

Pam Conner, City Manager, discussed the lease renewal with SCAA to allow them to use the Old Museum and a public property to display an art gallery; there is also a recommendation to raise the rent from \$150 to \$180.

The Mayor asked what is the term of the lease; and who pays the utilities. Mrs. Conner replied that the term is a one year lease; and she will find out by Monday who pays the utilities.

[RES0 23-045](#) 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 A SUM OF \$23,411; AUTHORIZING THE FINANCE DIRECTOR TO PREPARE NECESSARY BUDGET AMENDMENTS FOR THE TRANSFER AND ALLOCATION OF FUNDS TO PAY FOR SAID PROFESSIONAL SERVICES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2023 - 045 Moratorium studies 2nd phase](#)

Pam Conner, City Manager, discussed that Georgia Tech would review the annexation impacts and provide a retail analysis of commercial property that haven't developed; Mrs. Conner mentioned that contingency funds will be used to for this project.

The Mayor asked is there an idea of the overall impact on traffic these new developments will have; and do we put the roads in after the development or anticipate development and than make sure we have roads to address the population. Eric Meyer, Development and Infrastructure Agency Executive Director replied that the County does a long range plan to the year 2050 and they use the population forecast from the Atlanta Regional Commission to get a glimpse at where the County stands today and a future scenario; no metropolitan area has gotten ahead or met development to provide roadway capacity to deal with development and just because we are growing doesn't mean we don't try.

[RES0 23-046](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH GRACIE GRAY CONTRACTORS, INC. TO REPLACE GUARDRAIL FOR THE AMOUNT OF \$15,462.50; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Reso Gracie Gray 2023](#)
[Guardrail Award Letter -02-06-2023 Redacted](#)

Dwayne Eberhart, Public Works Director, discussed the torn guardrail on Richard D. Sailors Pkwy and Powder Springs Rd; the City received three bids and recommends Gracie Gray Contractors.

The Mayor and Council body asked where is exactly is the guardrail; and does the City receive insurance from accidents into the guardrails. Mr. Eberhart replied the guardrail is where the new skate park is going to be built. City Manager Pam Conner answered that when the information is provided the City does submit reports and Resource Recovery does seek for such damages for reimbursement.

[RES0 23-047](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH EAST COAST GRADING TO RESURFACE CERTAIN ROADS THROUGHOUT THE CITY FOR AN

AMOUNT OF \$980,370.17 SUBJECT TO CERTAIN CONDITIONS;
PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Reso Resurfacing 2023](#)
[Resurfacing Award Letter - 2-14-23 Redacted](#)

Dwayne Eberhart, Public Works Director, discussed the LMIG and SPLOST resurfacing; the City received one bid and recommends East Coast Grading.

The Council body asked how many miles. Mr. Eberhart replied that it's about 1.5 miles (Evelyn Drive, Austell Road and Mustang Drive).

Dinner Recess at 6:30pm

A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - Ward 2 Dawkins, that this Dinner Recess 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

Dinner Concluded at 7:00pm

A motion was made by Council Member - At Large Post 1 Bordelon, seconded by Council Member - At Large Post 2 Wisdom, that this Dinner Conclusion at 7:00PM be approved. The motion carried by the following vote:

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

Executive Session was called for the purpose of Real Estate

A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - At Large Post 2 Wisdom, that this Executive Session be called for the purpose of Real Estate be approved. Council Member Bordelon was not available to vote. The motion carried by the following vote:

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

Excused: 1 - Patrick Bordelon

Executive Session concluded for the purpose of Real Estate

A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - Ward 3 Green, that this Executive Session for the purpose of Real Estate conclude 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 made no reports.

Council Member Green made no reports.

Council Member Lust thanked everyone that come out in person and online. Mr. Lust congratulated Mrs. Tracie Jackson on leading the meeting.

Council Member Bordelon congratulated Tracie on keeping the meeting moving through the agenda. Mr. Bordelon mentioned that he plans to attend and report on the Town Hall by Commissioner Monique Sheffield and Chairwoman Lisa Cupid at the Cobb County Police Academy in Austell. .

Council Member Wisdom made no reports. Ms. Wisdom thanked Tracie for carrying the meeting and welcomed the viewers on Zoom.

Recess to Next Scheduled City Council Meeting

A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - Ward 3 Green, that this Recess to Monday February 20, 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