



City of Powder Springs

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

Meeting Minutes - Final Council Work Session

Wednesday, November 16, 2022

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/82582349796>

Meeting ID: 825 8234 9796 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 Richard Calhoun via Zoom, City Manager Pam Conner and City Clerk Kelly Axt both in person.

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

Present 6 - Mayor Al Thurman, Mayor Pro Tem - Ward 1 Henry Lust, Council Member - Ward 2 Doris Dawkins, Council Member - Ward 3 Dwayne Green, Council Member - At Large Post 1 Patrick Bordelon, and Council Member - At Large Post 2 Patricia Wisdom

Mayor's Comments

Mayor Thurman mentioned that he attended the Cobb Travel & Tourism's Annual Meeting the previous night where the City of Powder Springs' "Bringing the Sea to the Springs" was awarded Event of the Year. Mr. Thurman congratulated Mrs. Pam Conner on her well deserved award as South Cobb Citizen of the Year for Powder Springs.

Work Session Matters

Community Development Director Tina Garver facilitated the work session meeting.

[RPT 22-124](#) Report - Small Business Saturday Proclamation for Saturday, November 26

Attachments: [Small Business Saturday Proclamation](#)

Economic Development Director Marsellas Williams, discussed the proclamation is to help drive retail traffic to Powder Springs local small businesses.

The Council body asked if there are any street closures involved with this event. City

Manager Pam Conner replied that the Council has already approved several street closures for the holiday season.

[RPT 22-125](#) Report - Cobb Works Update

Public Services, Equity and Inclusion Agency Director Bill Tanks, provided a follow-up to the presentation previously reported by Ms. Sonya Grant of Cobb Works. Mr. Tanks discussed that Cobb Works would pay current employees for approved skill improvements and summer employment programs, and spoke about non-sustainable transportation options.

The Mayor asked if there are any internal training for interns on soft skills. Mr. Tanks replied that before an intern is placed with a job they are trained through Cobb Works on punctuality, appropriate dressing, resume etc.

[RPT 22-126](#) Report - Cobb DOT review of intersection at Shipp Road and Florence Road

Brook Martin, Traffic Operations Division Manager of CDOT, shared his traffic signal analysis for the Florence Road and Shipp Road intersection. Mr. Martin discussed that the intersection does not meet the nine warrants for a traffic signal at this time.

The Council body asked if there were other recommendations to make the intersection safer. Mr. Martin replied that the traffic engineer provided a few recommendations from a traffic standpoint to the City. Development and Infrastructure Agency Director Eric Meyer added that in addition the signal warrant discussed CDOT provided improvement recommendations to signage, stripping and vegetation management that the City could implement.

[RPT 22-127](#) Report - Finance Department Update

Attachments: [Budget vs. Actual 07-31-2022](#)
[Cash Balance \(GL\) 07-31-2022](#)
[Budget vs. Actual 08-31-2022](#)
[Cash Balance \(GL\) 08-31-2022](#)
[Budget vs. Actual 09-30-2022](#)
[Cash Balance \(GL\) 09-30-2022](#)

Finance Director Travis Sims, provided an overview of the November 1st delinquent tax sale and the financial cash reports ending September 30th.

The Mayor and Council body asked were does those collected tax monies go in terms of the budget; and what will happen to the remaining properties that didn't sell.

Mr. Sims replied that the collected tax monies will be posted in the property tax account line item; and that the remaining properties may be uncollectible due to flood plain or unwanted land, but the City will work with the County to reevaluate those properties. City Manager Pam Conner added that some of those properties are in the floodplain and may be recommend using City funds or Grant Programs to acquire those properties as un-developable for flood storage area.

[RES0 22-178](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH CBS GRADING, INC. FOR THE DEMOLITION OF CERTAIN COMMERCIAL STRUCTURES LOCATED AT 3800 BROWNSVILLE ROAD FOR AN AMOUNT OF \$10,000; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2022 - 178 Demolition Brownsville Road](#)
[Bid Tabulation^J Demolitions](#)

Economic Development Director Marsellas Williams, discussed the demolition of three structures across the street from the South Cobb Arts Alliance building.

The Council body asked if this is the property acquired for parking; and where is the money coming from for the cost of the demolition. Mr. Williams replied yes this is the property for parking; and City Manager Pam Conner answered that the funds will come the Capital Projects. She added that the Staff will review the Capital Projects for savings and if needed delay a project because funds were allocated for the acquisition but not for the demolition.

[RES0 22-179](#) A RESOLUTION RENEWING THE CONTRACT WITH JUDICIAL CORRECTION SERVICES, LLC FOR PROBATION SUPERVISION AND REHABILITATION SERVICES; AUTHORIZING THE MAYOR TO EXECUTE SAID CONTRACT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Probation Contract](#)
[RESOLUTION 2022 - 179 Probation Contract renewal](#)
[JCS Powder Springs Contract for Probation Services.Revised](#)
[2022 Security Addendum and Certification Form](#)

Public Services, Equity and Inclusion Agency Director Bill Tanks stated that the request is to renew the existing probation contract with the court system.

City Manager Pam Conner, added that the City does not pay fees, but the fees come from the fine structure.

No discussion was held.

[RES0 22-180](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH BH3, LLC IN ORDER TO TERMINATE AND ASSIGN THE DUTIES PREVIOUSLY AUTHORIZED IN AN AGREEMENT WITH TAYLOR ENGLISH RELATING TO ECONOMIC DEVELOPMENT, ANNEXATION, PLAN REVIEW AND ZONING ASSISTANCE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2022 - 180 TERMINATING AND ASSIGNING PROFESSIONAL SERVICES TO BH3](#)

City Manager Pam Conner, discussed that the current contract for services is directly with Taylor English. However, the resolution would remove the Taylor English name and place the contract in the name of BH3 from November to the end of the contract period.

The Council body asked why the name change. Rob Hosack replied that is was a business decision to de-solve the name. Mrs. Conner added that the City has in the past changed companies in the middle of a contract before and followed that prominent person that handled the service to their new associated company.

[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. Motion to table to December 5 2022](#)

[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](#)

[PZ 22 - 022. DRAFT MOTION 09192022](#)

Planning and Zoning Manager Shaun Myers, stated that the applicant is requesting to table the public hearing to December 5th. Mr. Myers also remind the elected body that the application was tabled from the September 19th meeting to allow the applicant and the HOA time to negotiate.

Attorney for the applicant Josh Mahoney of Battle Law, provided an update on the

process of drafting an agreement between the applicant and the HOA. Mr. Mahoney went on to state that tabling the public hearing again would allow time to draft and finalize the agreement.

Attorney for the HOA Jonathan Bonator, reiterated the plan to draft an amendment to the governing documents for the Carrington community annexing in. Mr. Bonator added that once the document is finalized they would go to the community door to door for the requisite number of signatures.

The Council body mentioned the HOA covenant recorded for the Carrington subdivision in the Cobb Superior Court records Deed Book 14141 page 4031 legal description of the property of the applicant is included and is apart of the HOA.

City Manager Pam Conner, asked City Attorney Richard Calhoun to speak with Mr. Bonator about the recorded documents.

Mr. Mahoney added that he and the applicant is aware, but the current property owner's understanding is that this portion of property was never encumbered by the HOA.

[2022 -032](#)

Annexation Ordinance. To annex into the City of Powder Springs and Rezone a 45.3 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. PINs: 19079000010, 19071700130, 19076500020, 19071800040, and 19071700140.

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

Attachments: [ORD 2022-032. Motion to table to December 5 2022](#)

[Appl Pkgs FINAL for Efilng-SCP Acquisitions, LLC-Redacted](#)

[Primary Exhibits. Barett Pkwy Annexation](#)

Community Development Director Tina Garver, discussed Staffs recommendation to table the first reading to December 5th. Mrs. Garver stated that they are awaiting paperwork from Cobb County's Notice of Intention to Object letter.

No discussion was held.

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

No Executive Session was held.

City Manager and Council Reports

Council Member Dawkins congratulated Mrs. Conner on her well deserved award.

Council Member Lust congratulated Mrs. Conner on her outstanding Citizen of

Powder Springs award. Mr. Lust attended an Economic Development Training Session where the key word was "collaboration". He thanked everyone that was online.

Council Member Bordelon congratulated Mrs. Conner on her Citizen of the Powder Springs award. Mr. Bordelon acknowledged the job well done by Mayor Thurman during his State of the City Address. He also mentioned that GMA had put on a very good training session on yesterday and stated how good the board and commission group members are.

Council Member Wisdom greeted and thanked everyone for their participation online. Ms. Wisdom also congratulated Pam on her award. She mentioned that Mayor Thurman and Austell's Mayor Clemons both did a beautiful job in presenting their cities' growth on economic development and community development. Ms. Wisdom added that she met with KPSB (Keep Powder Springs Beautiful) as their Liaison and will provide Mrs. Conner with recommendations from the committee. Council Member Wisdom asked for an update on the four Ps meeting setup.

Council Member Green stated that he has already given Mrs. Conner a personal congratulations. Mr. Green shared his peace and blessings to everyone.

City Manager Pam Conner, shared that she loves the City, and was humbled and honored.

City Clerk Kelly Axt shared her sincere congratulations on behalf of all the department heads that were in attendance at the luncheon.

Recess to Next Scheduled City Council Meeting

A motion was made by Council Member - At Large Post 1 Bordelon, seconded by Council Member - At Large Post 2 Wisdom, that this was Recess to Monday November 21, 2022 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