



City of Powder Springs

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

Meeting Minutes - Final Council Work Session

Wednesday, November 29, 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/83540284137>

Meeting ID: 835 4028 4137 Dial: 1-929-205-6099

Public Comments are reserved for City Council Public Hearings.

No Public Comments are heard during Work Session Agenda Meetings.

Call to Order

Mayor Albert Thurman 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: Lane Cadwell, Tina Garver (Zoom), Travis Landrum (Zoom), Shaun Myers (Zoom), Tamara Newkirt, Travis Sims (Zoom), Bill Tanks, Marsellas Williams (Zoom), and Wayne Wright.

Mayor's Comments

Mayor Al Thurman commented on the Town Hall meeting.

Work Session Matters

[RPT 23-113](#) Presented by Travis S. - Report - Finance

Attachments: [Budget vs. Actual 10-31-2023](#)
[Cash Balance \(GL\) 10-31-2023](#)

Travis Sims, Finance Director, provided a presentation of the Budget to Actual and Cash Balances reports as of October 31, 2023.

The Mayor and Council body asked where does the interest returns go; and has the restricted expenditures funds been used for the new Municipal Complex yet. Mr. Sims answered that currently the interest returns go back into the investments; and the restricted expenditures funds have not been used until early 2024.

[RPT 23-112](#) Presented by Tina G. - Report - Request from 1738 Restaurant and Bar to amend Unified Development Code

Tina Garver, Community Development Director, discussed a request by the business owners of 1738 Restaurant and Bar to amend the United Development Code to allow their establishment to have a hookah bar.

The Council body asked if the City has a current code prohibiting indoor smoking in restaurants. Mrs. Garver replied that the City has a current code of prohibition of public smoking but not specifically for private property smoking.

The Council body provided feedback not to amend code to allow a hookah bar.

[PZ 23--029](#) Final Plat - Fairhaven at Preston

Attachments: [201006-Fairhaven at Preston FP-11-03-2023 Redacted](#)
[PZ23-029. Motion to Approve. 12042023](#)

Tina Garver, Community Development Director, discussed the project of 31 town homes, completion of the road and infrastructure improvements.

No discussion was held.

[PZ 23--030](#) Final Plat - Village at Preston

Attachments: [PZ23-030. Motion to Approve. 12042023](#)
[201006-WEST FP-10-18-2023 Redacted](#)

Tina Garver, Community Development Director, discussed the project of 35 single family homes and 31 town homes, and consideration to record the plat and create individual lots for construction.

[RPT 23-108](#) Presented by Travis L. - Report - Early Advance Voting 2024 - use of Ford Center

Bill Tanks, Public Services, Equity and Inclusion Agency Executive Director, discussed receiving a request from Cobb Elections Board to use the Ford Reception for the advance voting in the 2024 election year.

Pam Conner, City Manager, added that there would be some displacement of Council, Commission and Board meeting locations and potential cost to Cobb.

The Council body directed Staff to negotiate terms with Cobb County Elections.

[RPT 23-109](#) Presented by Travis L. - Report Temp Event Request Permit - Melanie Garland for Stikki Rollers 5K at Linear Park

Attachments: [Stikki Rollers 5K Redacted](#)

Travis Landrum, Parks and Recreation Director, discussed the application request to use Linear Park for a start and finish line of a 5k roller event.

No discussion was held.

[RPT 23-110](#) Presented by Travis L. - Report - Temp Event Request - Sandra Miller for the South Cobb Art Alliance (SCAA) 5K at Thurman Springs Park

Attachments: [SCAA 5K Redacted](#)

Travis Landrum, Parks and Recreation Director, discussed the application request to use Thurman Springs Park for a 5k fundraiser for the 2024 South Cobb Art Alliance Fest.

No discussion was held.

[RPT 23-111](#) Presented by Travis L. - Report - Temp Event Request - Angelia Pressley for AP Advertising & PR Worldwide to conduct the “Welcome to South Cobb” festival

Attachments: [COPS Application - Welcome to South Cobb Redacted](#)
[Welcome to South Cobb site plan](#)

Travis Landrum, Parks and Recreation Director, discussed the application request for a Welcome To South Cobb Event to be held at the Thurman Springs Park April 27, 2024.

No discussion was held.

[RES0 23-194](#) A RESOLUTION APPROVING THE MEETING DATE SCHEDULE FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF POWDER SPRINGS FOR CALENDAR YEAR 2024; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [2024 Proposed Planning and Zoning Calendar](#)
[RESOLUTION 2023 - 194 PZ Meeting Schedule 2024](#)

Shaun Myers, Planning and Zoning Manager, discussed the recommended 2024 Calendar for the Planning and Zoning Commission.

No discussion was held.

[PZ 23--024](#) Special Use Request, to allow a Recovery Residence / Halfway House, per Table 2-1. The property is located at 3240 Dogwood Drive, within land lot 756 of the 19th District, 2nd Section, Cobb County, Georgia. PIN: 19075600580.

Attachments: [Applicant letter, written comments, and reference information. PZ23-024.](#)
[3240 Dogwood Drive Redacted](#)
[Special Use Application Redacted](#)
[Tyler Howey's prepared statements Redacted](#)
[Tabled to November 6th PZ 2023-024](#)
[Signed Motion to table to 12-04-2023](#)

Shaun Myers, Planning and Zoning Manager, discussed the recommended withdrawal of the special use application by the applicant. Mr. Myers added that the applicant hasn't submitted a new application requesting an increase in occupancy maximum for the property.

Planning and Zoning Commission voted to approve withdrawal of the application.

No discussion was held.

[PZ 23--025](#) Variance Request. To vary the minimum distance separation from certain locations for an alcohol distillery. Per code of ordinances Sec. 3-120 - Alcohol License. The property is located at 3180 Florence Rd SW, within land lot 675 of the 19th District, 2nd Section, Cobb County, Georgia. PIN: 190675000202

Attachments: [PZ23-025. Motion to Approve. 12042023](#)
[Vicinity map, distance survey, visibility from closest residence](#)
[Variance Application Redacted](#)

Shaun Myers, Planning and Zoning Manager, discussed the variance application request to allow a distillery. Mr. Myers added that Staff recommends approval of the application.

Mr. Tona Awotona, Variance Applicant, addressed the surveyor's minimum distance markings and provided an overview of the business.

The Council body asked will the establishment have consumption onsite; what exactly is the business; and will there be any entertainment. Mr. Awotona replied that there will be a tap room in an adjacent unit; the business will receive raw product in barrels to flavor and age the product; and not sure if there will be space for entertainment at the moment, but there is hope to scale into entertainment at a later date.

Marsellas Williams, Economic Development Director, shared that the business concept has been a new trend and a draw for similar cities.

[PR 23-018](#) Presentation of certificates to local businesses, students and staff for volunteering for the McEachern/City intern program.

Marsellas Williams, Economic Development Director, discussed the certificate presentation that will be honoring the volunteers.

No discussion was held.

[RES0 23-219](#) A RESOLUTION APPOINTING DOUG FERRELL AND MONDANA ELLIOT TO THE DOWNTOWN DEVELOPMENT AUTHORITY; RE-APPOINTING CHARLIE ROSS, JANET SAVAGE, ANITA BOOKER AND RICK STANDARD TO THE DOWNTOWN DEVELOPMENT AUTHORITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2023 - 219 DDA Appointment](#)

Marsellas Williams, Economic Development Director, discussed the four re-appointments to four year terms and two new board members to one year terms that were interviewed and recommended to the board.

No discussion was held.

[RES0 23-220](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH CGI COMMUNICATIONS, INC. FOR A COMMUNITY VIDEO PROGRAM; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Powder Springs, GA 2023 CGI Agreement Redacted](#)
[RESOLUTION 2023 - 220 CGI Video](#)

Marsellas Williams, Economic Development Director, discussed the vendor agreement renewal to create promotional videos of local business and new development.

No discussion was held.

[RPT 23-101](#) Presented by Pam C. - Report - Pension plan retirement provisions

Pam Conner, City Manager, discussed recommendations to the pension plan as it relates to the recruitment and retention of Staff.

The Mayor and Council body asked if these recommended changes make the City competitive with other similar cities. Mrs. Conner answered that it's not uncommon to

have a different retirement age for field personnel, having five year vesting term, or having the benefit multiplier for the elected in a general range.

[RPT 23-102](#)

Presented by Pam C. - Report - Handyman Program

Pam Conner, City Manager, introduced Justin Steinbugl to present the handyman program to help local residents with home repairs by vetting and referring of local contractors.

Justin Steinbugl, of IGS, explained the handyman program by connecting local residents to local contractors. Mr. Steinbugl added that the program would pay for the cost of the labor, with monthly fees paid by the residents.

The Mayor and Council body asked will the residents pay a monthly fee; would the City endorse this program; is there any eligibility requirements; and is there any liability to the City. Mr. Steinbugl answered that the residents would have options of three monthly products; Mrs. Conner replied that the City would not endorse the program but let the community know it's available; and the City Attorney Julie Livingston stated that the City has a removed direct interest in this program.

[RPT 23-103](#)

Presented by Pam C. - Report - Sanitation Study Update

Report 23-103 was not discussed and has been tabled.

[RPT 23-104](#)

Presented by Pam C. - Report - Municipal Complex building - Add Services

Pam Conner, City Manager, discussed the closet area needed to house the audio visual equipment in the new Municipal Complex at a cost of \$12,500 to be paid out of the Capital Projects Fund; special soil inspections and testing at the footings near the pond area at an additional cost of \$13,000 from the contingency fund; and design and consulting on the furniture, fixtures and equipment at a cost of \$18,100 from the Capital budget.

No discussion was held.

[RPT 23-105](#)

Presented by Pam C. - Report - Update on Service Delivery and 278 Submittal

Tom Gehl, of Civic Forward Strategies, discussed the 278 intersection negotiations, service delivery draft agreements, joint service delivery report, provided strategy recommendation in State Legislations.

Pam Conner, City Manager stated that the City may find ways to pay for the improvements but wouldn't have the resources to maintain signals.

The Mayor and Council body asked would Cobb Department of Transportation (CDOT) participate in this process; would CDOT have the abilities to maintain the

intersection; and is Georgia Municipal Association (GMA) involved in the service delivery negotiations. Mrs. Conner replied in terms of permission no, in terms of connecting with Oglesby Road yes; on a State route not sure if CDOT would. Mr. Gehl answered that Georgia Municipal Association is involved with negotiating service deliveries strategies law and Local Options Sales Tax Law.

Julie Livingston, City Attorney, shared her concerns with the withholding of Special Purpose Local Option Sales Tax in the proposed law.

[RPT 23-106](#) Presented by Pam C. - Report - Municipal Court

Pam Conner, City Manager, discussed that there will be a resolution for the recommended Municipal Court personnel.

No discussion was held.

[RPT 23-107](#) Presented by Pam C. - Report - Code Of Ordinances - Updates

Pam Conner, City Manager, discussed that the current Code of Ordinances has a number of outdated old provisions to be removed.

No discussion was held.

Executive Session was called for the purpose of Personnel Matters at 5:35PM.

A motion was made by Council Member - At Large Post 1 Bordelon, seconded by Mayor Pro Tem - Ward 1 Lust, that this Executive Session called 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 was concluded from the purpose of Personnel Matters at 6:00PM.

A motion was made by Council Member - Ward 3 Green, seconded by Council Member - At Large Post 2 Wisdom, that this Executive Session called for the purpose of Personnel matters conclude be approved. The motion carried by the following vote:

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

Dinner Recess was called at 6:55PM

A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - Ward 3 Green, that this Dinner Recess called at 6:55PM be approved. The motion carried by the following vote:

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

Dinner Recess was concluded at 7:25PM

A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - At Large Post 1 Bordelon, that this Dinner Recess conclude at 7:25PM 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

City Manager Pam Conner shared that the reports are a precursor to a resolution in most cases as a way of being transparent and a tracking tool.

Council Member Dawkins wished everyone a good afternoon and thanked them for joining the meeting.

Council Member Green made no comments nor reports.

Council Member Lust thanked everyone for attending the meeting in person as well as online.

Council Member Bordelon shared that the Town Hall went well last evening; and reminded everyone that the Christmas Parade is Friday December 1st.

Council Member Wisdom shared that the Town Hall had a positive turnout; greeted everyone that attended the meeting online; and wished everyone a Happy Holidays.

Recess to Next Scheduled City Council Meeting

A motion was made by Council Member - At Large Post 1 Bordelon, seconded by Council Member - Ward 2 Dawkins, that this Recess to Monday December 4, 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